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ZONING ORDINANCE

**WHITESIDE COUNTY
ILLINOIS**



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ZONING ORDINANCE

WHITESIDE COUNTY ILLINOIS

Scruggs and Hammond
330 Central National Bank Building
Peoria, Illinois

ZONING COMMISSION

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(Index in Back of Book)

AN ORDINANCE ORGANIZING THE UNINCORPORATED AREAS OF WHITESIDE COUNTY, ILLINOIS INTO DISTRICTS; REGULATING AND RESTRICTING THE USE AND INTENSITY OF SUCH USE, THE LOCATION, CONSTRUCTION, RECONSTRUCTION, AND ALTERATION OF BUILDINGS, STRUCTURES AND LAND FOR TRADE, INDUSTRY, RESIDENCE, AND OTHER USES; REGULATING AND RESTRICTING PLOT

SIZES AND SETBACKS; PROVIDING FOR THE CHANGE AND AMENDMENT OF SUCH REGULATIONS; PROVIDING FOR THE ENFORCEMENT OF AND PRESCRIBING PENALTIES FOR VIOLATIONS OF THE PROVISIONS HEREIN, pursuant to "AN ACT IN RELATION TO COUNTY ZONING" passed by the General Assembly of the State of Illinois, enacted into law June 28, 1935, and as amended.

ARTICLE I INTENT AND PURPOSE

This ordinance is adopted for the purpose of promoting the public health, safety, morals, comfort and general welfare, conserving the values of property throughout the county, and lessening or avoiding congestion in the public streets and highways.

ARTICLE II RULES AND DEFINITIONS

Section 2.1 Rules

The language set forth in the text of this ordinance shall be interpreted in accordance with rules and definitions contained in this Article, except when the context clearly indicates otherwise.

a. Words used in the present tense shall include the future; and words used in the singular number shall include the plural number, and the plural the singular.

b. The word "shall" is mandatory and not discretionary.

c. The word "may" is permissive.

d. The word "lot" shall include the words "plot", "piece" and "parcel"; the word "premises" shall include the word "land"; the word "building" includes all other structures of every kind regardless of similarity to buildings; and the phrase "used for" shall include the phrases "arranged for", "designed for", "intended for", "maintained for" and "occupied for".

e. When district lines are shown following highways or railroads, the dividing line shall be the center of such rights-of-way.

f. Measured distances shown on the plan are exact distances. Where no measured distances are shown the length of the line shall be scaled.

Section 2.1 Definitions

AGRICULTURE. Agriculture shall mean the growing of crops in the open and the raising and feeding of stock and poultry; including farming, farm buildings,

and farm dwellings, truck gardening, flower gardening, apiaries, aviaries, mushroom growing, nurseries, orchards, forestry, mink and rabbit farms, dairying, greenhouses, and game farms.

AIRCRAFT. Any contrivance, now known or hereafter invented, for use or designed for navigation of or flight in the air.

AIRPORT, (LANDING FIELD OR HELIPORT). Any area of land which is used, or intended for use, for the landing and taking off of aircraft; and any appurtenant areas which are used or intended for use for airport buildings or other airport facilities or rights-of-way, together with all airport buildings and facilities located thereon.

ALLEY. A public right-of-way with a width not exceeding 24 feet, which affords a secondary means of access to abutting property.

ANIMAL HOSPITAL. Any building or portion thereof designed or used for the care, observation, or treatment of domestic animals.

AUTO LAUNDRY. A building or portion thereof where automobiles are washed with the use of a conveyor and blower, or other cleaning device.

AUTO SERVICE STATION (GAS STATION). Any building or premises used for dispensing, sale, or offering for sale any automotive fuels or oils; having pumps and storage tanks; also where battery, tire and other services are rendered, but only if rendered wholly within lot lines. When such dispensing, sale, or offering for sale of any fuels or oils is incidental to the conduct of a public garage, the premises shall be classified as a public garage. Auto service stations do not include automobile or trailer sales lots, new or used, on which such vehicles are parked for purposes of inspection and sale.

AUTO-WRECKING YARD. Any place where three or more motor vehicles not in running condition, or the parts thereof, are stored in the open and are not being restored to operation; or any land,

building, or structure used for the wrecking or storing of such automobiles or the parts thereof.

AUXILIARY USE. A use customarily incidental and accessory to the permitted use of the lot.

BASEMENT. A building having more than half a story below ground.

BLOCK. A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, bulkhead lines or shore lines of waterways, or corporate boundary lines.

BOARDING HOUSE (ROOMING OR LODGING HOUSE). A building containing a single dwelling unit and lodging rooms accommodating for compensation, three or more persons, but not exceeding twelve, who are not of the keeper's family. Lodging may be provided with or without meals.

Source
BUILDING. Any structure which is built for the support, shelter, or enclosure of persons, animals, chattels, or movable property of any kind, and which is permanently affixed to the land.

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BUILDING, ACCESSORY. A subordinate building or a portion of a principal building, the use of which is incidental and customary to that of the principal building. Where an accessory building is attached to and made a part of the principal building, such accessory building shall comply in all respects with the requirements of this ordinance applicable to the principal building.

14 Sept. 89 den.
BUILDING AREA. The area bounded by the exterior dimensions of the outer walls at the ground line.

BUILDING, COMPLETELY ENCLOSED. A building separated on all sides from the adjacent open space, or from other buildings or other structures, by a permanent roof and by exterior or party walls, pierced only by windows and entrance or exit doors normal to the conforming use of the building.

BUILDING, DETACHED. A

building surrounded by open space on the same lot.

BUILDING, PRINCIPAL. A non-accessory building in which the principal use of the lot on which it is located is conducted.

BUILDING, TEMPORARY. Any building not designed to be permanently located in the place where it is, or where it is intended to be placed or affixed.

BULK. Bulk is the term used to indicate the size and setbacks of buildings or structures and the location of same with respect to one another, and includes the following:

- a. Size and height of buildings;
- b. Location of exterior walls at all levels in relation to lot lines, streets, or to other buildings;
- c. Gross floor area of buildings in relation to lot area (floor area ratio);
- d. All open spaces allocated to buildings;
- e. Amount of lot area provided per dwelling unit.

BUSINESS. Any occupation, employment, or enterprise wherein merchandise is exhibited or sold, or which occupies time, attention, labor, and materials, or where services are offered for compensation.

CLINIC. A clinic is an establishment where patients who are not lodged over night are admitted for examination and treatment by physicians practicing medicine together.

CLUB, or LODGE, PRIVATE. A "private club or lodge" is a non-profit association of persons who are bona fide members paying annual dues, which owns, hires, or leases a building, or portion thereof, the use of such premises being restricted to members and their guests. It shall be permissible to serve food and meals on such premises providing adequate dining room space and kitchen facilities are available. The sale of alcoholic beverages to members and their guests shall be allowed providing such sale is secondary and incidental to the operation of the dining room for the purpose of serving food and meals, and further provided that

such sale of alcoholic beverages is in compliance with the applicable Federal, State, and Municipal laws.

CONSTRUCTED. Set up, erected, built, raised or moved into place.

COUNTY. Means Whiteside County.

COUNTY BOARD. Means the Whiteside County Board of Supervisors.

CURB LEVEL. The curb level for any building is the level of the established curb in front of such building measured at the center of such front. Where no curb elevation has been established, it shall be deemed to be the elevation of the center line of the street surface measured at right angles to the curb line.

CURB LINE. Established curb alignment or where not so established the edge of the vehicular way pavement.

DECIBEL. A unit of measurement of the intensity (loudness) of sound. Sound level meters which are employed to measure the intensity of sound are calibrated in decibels.

DISTRICT. A section or part of the unincorporated portion of the County for which the use regulations are uniform.

DWELLING. A residential building, or portion thereof; but not including hotels, motels, boarding or rooming houses, tourist homes nor trailers.

DWELLING UNIT. A group of rooms constituting all or part of a dwelling which is arranged, designed, used, or intended for use exclusively as living quarters for one family and not more than an aggregate of the roomers or boarders, and which includes complete kitchen facilities permanently installed.

DWELLING, DETACHED. A residential building containing one dwelling unit, including detached, semi-detached dwellings.

DWELLING, SINGLE FAMILY. A residential building containing one dwelling unit, including detached, semi-detached, and attached dwellings.

DWELLING, TWO FAMILY. A residential building containing

two dwelling units, including detached, semi-detached, and attached dwellings.

DWELLING, MULTIPLE-FAMILY (APARTMENT OR APARTMENT HOTEL.) A building or portion thereof containing three or more dwelling units.

ERECT. The act of placing or affixing a component of a structure upon the ground or upon another such component.

FAMILY. One or more persons related by blood, marriage or adoption, or a group of not more than five persons not so related, together with his or their domestic servants or gratuitous guests, maintaining a common household in a dwelling unit.

FENCE, SOLID. A fence, including solid entrance and exit gates, which efficiently conceals from view from adjoining properties and streets, materials that are stored and operations conducted behind it.

FLOOR AREA, GROSS. For the purpose of determining Floor Area Ratio, the floor area of a building or buildings shall be the sum of the gross horizontal areas of the several floors of such building or buildings, measured from the exterior faces of exterior walls or from the center line of party walls separating two buildings. In particular, "gross floor area" shall include:

a. Basement spaces provided that: (1) for buildings having walls adjoining the street, at least one-half of the basement story height is above the established curb level; (2) for buildings having no walls adjoining the street, at least one-half of the basement story height is above the average level of the finished ground adjacent to the exterior walls of the building.

b. Elevator shafts and stairwells at each floor.

c. Floor space used for mechanical equipment where the structural headroom exceeds seven and one-half feet; except equipment, open or enclosed located on the roof; i. e. bulkheads, water tanks and cooling towers.

d. Attic floor space where the

structural headroom exceeds seven and one-half feet.

e. Interior balconies and mezzanines.

f. Enclosed porches, but not terraces and breezeways.

g. Accessory buildings.

FLOOR AREA, GROSS. For the purpose of determining requirements for off-street parking and off-street loading, the floor area shall mean the sum of the gross horizontal areas of the several floors of the building or portion thereof, devoted to such use, including accessory storage areas located within selling or working space, such as counters, racks, or closets, and any basement floor area devoted to retailing activities, to the production or processing of goods, or to business or professional offices. However, floor area for purposes of measurement for off-street parking spaces shall not include: floor area devoted primarily to storage purposes (except as otherwise noted herein); floor area devoted to off-street parking or loading facilities, including aisles, ramps and maneuvering space; or basement floor area other than area devoted to retailing activities, to the production or processing of goods, or to business or professional offices.

FLOOR AREA RATIO. The numerical values obtained through dividing the gross floor area of a building or buildings by the total area of the lot or parcel of land on which such building or buildings are located.

FREQUENCY. The number of oscillations per second in a sound wave, measuring the pitch of the resulting sound.

FRONTAGE. All the property on one side of a street or highway between two intersecting streets or highways (crossing or terminating), measured along the line of the street or highway; or, if the street or highway is dead ended, then all of the property abutting on one side between an intersecting street or highway and the dead end of the street or highway.

GARAGE, PRIVATE. An accessory building or an accessory portion of the principal building which is intended for and used to store the private passenger vehicles of the family or families resident upon the premises, and in which no business, service or industry connected directly or indirectly with automotive vehicles is carried on; provided that not more than one-half of the space may be rented for the private vehicles of persons not resident on the premises, except that all the space in a garage of one or two-car capacity may be so rented. Such a garage shall not be used for more than one commercial vehicle and the load capacity of such commercial vehicle shall not exceed five tons.

GARAGE, PUBLIC. Any building where automotive vehicles are painted, repaired, rebuilt, reconstructed and/or stored for compensation.

GARBAGE. Any odorous, putrescible or combustible waste materials.

GARBAGE DISPOSAL. Collected or community garbage disposal by covered burial or incineration within a fully enclosed building.

GARBAGE FARMING. The feeding or storage of community or collected garbage and similar food wastes.

GOLF COURSE. Public, semi-public or private grounds over which the game of golf is played, including accessory buildings and land used incidental thereto, and consisting of at least 60 acres for each standard nine-hole course; and 25 acres for each nine-hole "par 3" course.

GROUP, or ROW HOUSE. A "group house" is any one of three or more one family attached dwellings in a continuous row or rows.

HOME OCCUPATION. A "home occupation" is an occupation or profession customarily carried on by an occupant of a dwelling unit as secondary use which is clearly incidental to the use of the dwelling unit for resi-

dential purposes. Such a "home occupation" shall be carried on wholly within the principal building or within a building accessory thereto, and not more than one person outside the family shall be employed. There shall be no exterior display, no exterior sign except as allowed in the sign regulations for the district in which such "home occupation" is located, no exterior storage of materials, no other exterior indication of the "home occupation" or variation from the residential character of the principal building, and no offensive noise, vibration, smoke, dust, odors, heat or glare shall be produced.

"Home occupation" includes but is not limited to the following: art studio; dressmaking; professional office of physician, dentist, architect, engineer, or accountant, when located in a dwelling unit occupied by the same; and teaching, with musical instruction limited to one pupil at a time. However, "home occupation" shall not be construed to include the following: barber shop or beauty parlor; commercial stable or kennel; real estate office or restaurant.

HOTEL. A building in which lodging or boarding and lodging are provided for more than twelve (12) persons and offered to the public for compensation, and in which ingress or egress to and from all rooms is made through an inside lobby or office supervised by a person in charge at all hours. As such, it is open to the public in contradistinction to a boarding house, a rooming house, or a multiple dwelling, as herein separately defined.

INSTITUTION. A non-profit corporation or a non-profit establishment for public use.

JUNK YARD. An open area where waste, used or second-hand materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled, including but not limited to scrap iron and other metals, paper, rags, rubber tires and bottles. A junk yard includes an auto-wrecking yard, but does not include uses established entirely within enclosed buildings.

KENNEL. Any place where

house pets are kept for purposes other than those customary and incidental to a household.

LAUNDROMAT. A business that provides home type washing, drying and/or ironing machines for hire to be used by customers on the premises.

LOT. A parcel of land occupied or intended for occupancy by a use permitted in this ordinance, including one main building together with its accessory buildings, the open spaces and parking spaces required by this ordinance and having its principal frontage upon a street, or upon an officially approved place.

LOT AREA. The area of a horizontal plane bounded by the vertical planes through front, side and rear lot lines.

LOT, CORNER. A lot situated at the junction of and abutting on two or more intersecting streets; or a lot at the point of deflection in alignment of a single street, the interior angle of which is 135 degrees or less.

LOT, DEPTH. The mean horizontal distance between the front lot line and the rear lot line of a lot measured within the lot boundaries.

LOT LINE. A property boundary line of any lot held in single or separate ownership; except that where any portion of the lot extends into the abutting street or alley, the lot line shall be deemed to be the street or alley line.

LOT LINE, FRONT. That boundary of a lot which is along an existing or dedicated street. The owner of a corner lot may select either street lot line as the front lot line.

LOT LINE, REAR. That boundary of a lot which is most distant from and is, or is approximately, parallel to the front lot line. If the rear lot line is less than ten feet in length, or if the lot forms a point at the rear, the rear lot line shall be deemed to be a line ten feet in length within the lot, parallel to and at the maximum distance from the front lot line.

LOT OF RECORD. A lot which is a part of a subdivision, the map of which has been recorded

in the office of the Recorder of Deeds of Whiteside County, Illinois; or a parcel of land, the deed to which was recorded in the office of the Recorder of Deeds prior to the adoption of this ordinance.

LOT LINE, SIDE. Any boundary of a lot which is not a front or rear lot line.

LOT, REVERSED CORNER. A corner lot the side lot line of which is substantially a continuation of the front lot line of the first lot to its rear.

LOT, THROUGH. A lot which has a pair of opposite lot lines along two more or less parallel public streets, and which is not a corner lot. On a through lot both street lines shall be deemed front lot lines.

LOT WIDTH. The mean horizontal distance between the side lot lines of a lot measured within the lot boundaries, or the minimum distance between the side lot lines within the buildable area.

MOTEL OR MOTOR COURT. An establishment consisting of a group of attached living or sleeping accommodations with individual bathrooms and designed for use by transients. A motel furnishes customary hotel services such as maid service and laundering of linen, telephone and secretarial or desk service, and the use and up-keep of furniture. In a motel less than 50 per cent of the living and sleeping accommodations are occupied or designed for occupancy by persons other than transient automobile tourists.

MOTOR FREIGHT TERMINAL. A building in which freight brought by motor truck is assembled and sorted for routing in intrastate or interstate shipment.

MOVED STRUCTURE. A structure permanently established upon a piece of land after removing same from another part of the same or different premises.

NAMEPLATE. A sign indicating the name and/or address of a building or the name of an occupant thereof and/or the practice of a permitted occupation therein.

NOXIOUS MATTER. Material which is capable of causing in-

jury to living organisms by chemical reaction or is capable of causing detrimental effects upon the physical or economic well-being of human beings.

NURSING HOME or REST HOME. A home for the aged, chronically ill or incurable persons in which three (3) or more persons not of the immediate family are received, kept or provided with food or shelter and care for compensation; but not including hospitals, clinics or similar institutions devoted primarily to the diagnosis, treatment or care of the sick or injured.

OCTAVE BAND. A means of dividing the range of sound frequencies into octaves in order to classify sound according to pitch.

OCTAVE BAND FILTER. An electrical frequency analyzer, designed according to standards formulated by the American Standards Association and used in conjunction with a sound-level meter to take measurements in specific octave intervals (American Standard for Sound-Level Meters, A. S. A. - No. 224.3 - 1944).

OFF STREET LOADING. A space, accessible from a street, alley or way, in a building or on a lot, for the use of trucks while loading or unloading merchandise or materials.

OPEN SALES LOT. Any land used or occupied for the purpose of buying and selling second hand passenger cars and/or trucks, motor scooters, motorcycles, boats, trailers, aircraft, and monuments, and for the storing of same prior to sale.

PARKING SPACE. A suitably surfaced and permanently maintained area on privately-owned property, either within or outside of a building, of sufficient size to store one standard automobile, but in no instance less than 180 square feet, exclusive of passageways, driveways, or other means of circulation or access.

PARTICULATE MATTER. Material, other than water, which is suspended in or discharged into the atmosphere in finely divided form as a liquid or solid.

PERFORMANCE STANDARD. A criterion to control noise, odor, smoke, toxic, or noxious matter, vibration, fire and explosive hazards, or glare or heat generated by or inherent, in uses of land or buildings.

PLACE. An open, unoccupied space or a public or private thoroughfare other than a street or alley permanently reserved and officially approved by the proper public agency as the principal means of access to abutting property.

PLANNED DEVELOPMENT. A tract of land which is developed as an integrated unit under single ownership or control, which includes two or more principal buildings, and where the specific requirements of a given district may be modified.

PUBLIC OPEN SPACE. Any publicly-owned open area; including, but not limited to the following: parks, playgrounds, forest preserves, beaches, waterways, parkways, and streets.

RESEARCH LABORATORY. A building or group of buildings in which are located facilities for scientific research, investigation, testing or experimentation, but no facilities for the manufacture of products for sale.

RETAIL. "Retail" refers to the sale of relatively small quantities of commodities and services directly to customers.

RINGELMANN CHART. A chart which is described in the U. S. Bureau of Mines Information Circular 6888, and on which are illustrated graduated shades of grey for use in estimating the light-obscuring capacity of smoke.

RINGELMANN NUMBER. The numbers appearing on the Ringelmann Chart designating the gradations in shades of gray for use in the Chart. Where the density or light-obscuring capacity of the smoke as observed falls between two consecutive Ringelmann numbers, the lower Ringelmann number shall be considered the density of the smoke observed.

SANITARY LAND FILL. A method of disposing of refuse by spreading and covering with earth to a depth of two feet on the top

surface and one foot on the sides of the bank.

SERVICE STATION: Any building, structure or land used for the dispensing, sale, or offering for sale at retail of any automobile fuels, oils or accessories and in connection with which is performed general automotive servicing as distinguished from automotive repairs.

SETBACK, FRONT YARD. The minimum horizontal distance between the front line or side line of the building and nearest the street line, disregarding steps and unroofed porches.

SIGN, ADVERTISING (BILLBOARD). A sign which directs attention to a business, commodity, service, or entertainment not necessarily sold upon the premises where such sign is located, or to which it is affixed. A double face or V type sign, erected on a single supporting structure where the interior angle does not exceed 135 degrees shall for the purpose of computing square foot area be considered and measured as a single face sign.

SIGN, BUSINESS. A sign which directs attention to a business or profession conducted, or to a commodity, service, or entertainment sold or offered, upon the premises where such sign is located, or to which it is affixed.

SIGN, FLASHING. Any illuminated sign on which the artificial lights is not maintained stationary and/or constant in intensity and color at all times when such sign is in use. For the purpose of this ordinance any moving, illuminated sign shall be considered a flashing sign.

SIGN, GROSS SURFACE AREA OF. The entire area within a single continuous perimeter enclosing the extreme limits of such sign and in no case passing through or between any adjacent elements of same. However, such perimeter shall not include any structural elements lying outside the limits of such sign and not forming an integral part of the display.

SMOKE. Small gas-borne par-

ticles resulting from incomplete combustion, consisting predominantly of carbon and other combustible material and present in sufficient quantity to be observable independently of the presence of other solids.

SMOKE UNITS, NUMBER OF. The number obtained by multiplying the smoke density in Ringelmann numbers by the time of emission in minutes. For the purpose of this calculation a Ringelmann density reading is made at least once every minute during the period of observation; each reading is then multiplied by the time in minutes during which it is observed; the various products are then added together to give the total number of smoke units observed during the total period under observation.

SOUND-LEVEL METER. An instrument standardized by the American Standards Association for measurement of intensity of sound.

STABLE, PRIVATE. A stable is any building which is located on a lot on which a dwelling is located, and which is designed, arranged, used or intended to be used for housing horses for the private use of occupants of the dwelling.

STABLE, PUBLIC. A building where horses are kept for remuneration, hire or sale.

STAND, ROADSIDE. A structure for the display and sale of only farm products which are produced on the premises.

STORY. That portion of a building included between the surface of any floor and the surface of the floor next above, or if there is no floor above, the space between the floor and the ceiling next above. A basement shall be counted as a story for the purposes of this ordinance when more than one-half of such basement height is above the established curb level.

STREET. All property dedicated or intended for public or private street, highway, freeway, or roadway purposes or subject to public easements therefor.

STREET LINE. The dividing

line between a lot and a contiguous street.

STRUCTURAL ALTERATIONS. Any change, other than incidental repairs, in the supporting members of a building or structure, such as bearing walls or partitions, columns, beams or girders; or any substantial change in the roof or exterior walls.

STRUCTURE. Anything erected, the use of which requires more or less permanent location on the ground; or attached to something having a permanent location on the ground. A sign, billboard, or other advertising medium detached or projecting shall be construed to be a structure.

TOURIST HOME. A building which contains a single dwelling unit and in which meals or lodging or both are provided or offered to transient guests for compensation.

TOXIC MATERIALS. A substance (liquid, solid or gaseous) which by reason of an inherent deleterious property tends to destroy life or impair health.

TRAILER COACH OR MOBILE HOME. Any enclosure or vehicle used for living, sleeping, business or storage purposes having no foundation other than wheels, blocks, skids, jacks, horses or skirting and which is, has been, or reasonably may be equipped with wheels or other devices for transporting it from place to place whether by motive power or other means. The term "trailer coach" shall include camp car and house car.

TRAILER COURT AND TRAILER PARK. A plot of ground upon which one or more occupied trailer coaches is located.

USE. The purpose or activity for which the land, or building thereon, is designed, arranged or intended, or for which it is occupied or maintained.

USE, ACCESSORY. A subordinate use which is clearly and customarily incidental to the principal use of a building or premises and which is located on the same lot as the principal building or use, except for such accessory parking facilities as are specific-

ly authorized to be located elsewhere.

USE, PRINCIPAL. The main use of land or buildings as distinguished from a subordinate or accessory use.

USE, NON-CONFORMING. Any lawfully established use of a building or premises which on the effective date of this ordinance, or amendment thereto, does not conform with all of the applicable use regulations of the district in which such building or premises shall be located.

YARD. An open space on a lot which is unoccupied and unobstructed from its lowest level to the sky, except as otherwise provided herein. A yard extends along a line and at right angles to such lot line to a depth or width specified in the yard regulations for the zoning district in which such lot is located.

YARD, FRONT. A yard extending along the full width of the front lot line between side lot lines.

YARD, REAR. The portion of the yard on the same lot with the principal building, located between the rear line of the building and the rear lot line and extending for the full width of the lot; provided that in those locations where an alley is platted in the rear of the lots, one-half of the width of the platted alley may be included in the rear yard requirement.

YARD, SIDE. A yard extending along a side lot line between the front and rear yards.

ZONING BOARD. The Whiteside County Zoning Board of Appeals.

ZONING ENFORCING OFFICER. Wherever in this ordinance the term Zoning Enforcing Officer is used, it shall mean the Zoning Enforcing Officer appointed by the County Board and such deputies or assistants as have been or shall be duly appointed by the County Board. That officer is hereby authorized and it is his duty to administer and enforce the provisions of the Zoning Ordinance, making such determinations, in-

terpretations and orders as are necessary therefore, and requiring such plats, plans, and other descriptive material in connection with applications for permits as are necessary for him to judge compliance with this ordinance.

ARTICLE III ZONING DISTRICTS

Section 3.1 Districts

For purposes of this ordinance, all land lying outside of the incorporated areas in Whiteside County is hereby organized into the following districts:

1. Agricultural
AG-1 Agricultural District
2. Residential
R-1 Country Homes District
R-2 Single Family Residence District
R-3 Single Family Residence District
R-4 Trailer Court District
R-5 Summer Home District
3. Business
B-1 Local Retail District
B-2 General Retail District
B-3 Service District
4. Manufacturing
M-1 Restricted Manufacturing District
M-2 General Manufacturing District
M-3 Heavy Manufacturing District

Section 3.2 Maps

The location and boundaries of the districts established by this ordinance are set forth on the zoning maps for the townships and the enlarged maps for the Sterling-Rock Falls area which are incorporated therein and hereby made a part of this ordinance. The said maps, together with everything shown thereon and all amendments thereto, shall be as much a part of this ordinance as though fully set forth and described herein. The said maps shall be filed with the office of the Zoning Enforcing Officer, and shall be open to public reference at all times during which that office is open.

Section 3.3 Boundaries of Districts

When uncertainty exists with respect to the boundaries of the various districts as shown on the

Zoning District Maps, the following rules shall apply:

1. District boundary lines are either the center lines of railroads, highways, streets, alleys, or easements, or the boundary lines of sections, quarter sections, divisions of sections, tracts, or lots; or such lines extended unless otherwise indicated.

2. In areas not subdivided into lots and blocks, wherever a district is indicated as a strip adjacent to and paralleling a street or highway, the depth of such strips shall be in accordance with dimensions shown on the maps measured at right angles from the street or highway, and the length of frontage shall be in accordance with dimensions shown on the map from section, quarter section, or division lines, or center lines of streets, highways, or railroad rights-of-way unless otherwise indicated.

3. Where a district boundary line divides a lot in single ownership, the regulations for either portion of the lot may, in the owner's discretion, extend to the entire lot, but not more than 25 feet beyond the boundary line of the district.

Section 3.4 Disconnected Territory

Any additions to the unincorporated area of the county, resulting from disconnection by municipalities or otherwise, shall be automatically classified as in the R-2 Single-Family Residence District until otherwise classified by amendment.

Section 3.5 Exemptions

The following uses are exempted by this ordinance and permitted in any district:

Poles, towers, wires, cables, conduits, vaults, laterals; pipes, mains, valves or any other similar distributing equipment for telephone or other communications, electric power, gas, water and sewer lines provided that the installation shall conform when applicable with Federal Communications Commission and Civil Aeronautics Administration rules and regulations, and other authorities having jurisdiction, and the powers ef-

fectuated by this ordinance shall not be exercised so as to: impose regulations or require permits with respect to land used or to be used for agricultural purposes as herein defined, or with respect to the erection, maintenance, repair, alteration, remodeling, or extension of buildings or structures used or to be used for such agricultural purposes upon such land, except that location of farm buildings and farm dwellings shall conform with the setback regulations of this ordinance.

ARTICLE IV GENERAL PROVISIONS

Section 4.1 Control Over Use

All uses of buildings or premises established after the effective date of this ordinance shall conform with, and no building or part thereof or structure shall be erected, raised, moved, reconstructed, extended, enlarged, or altered, except in conformity with, the regulations herein specified for the district in which it is located.

Section 4.2 Control Over Bulk

All new buildings shall conform to the building regulations established herein for the district in which each building shall be located. Further, no existing building shall be enlarged, reconstructed, structurally altered, converted or relocated in such a manner as to conflict or to further conflict with the bulk regulations of this ordinance for the district in which such buildings shall be located.

Section 4.3 Building on Lot

In Single-Family Residence Districts every single family dwelling hereafter erected or structurally altered shall be located on a lot, and in no case shall there be more than one principal building on one lot.

Section 4.4

Non-Conforming Buildings, Structures and Uses

It is necessary and consistent with the establishment of the zoning districts that non-conforming uses, buildings, and structures which substantially and adversely affect the orderly development and taxable value of other property in the district be regulated.

Any non-conforming use, building or structure which existed lawfully at the time of the adoption of this ordinance and which remains non-conforming, and any use, building, or structure which shall become non-conforming upon the adoption of this ordinance or of any subsequent amendments thereto, may be continued subject to the regulations which follow:

1. Buildings and Structures.

a. Ordinary repairs and alterations may be made to a non-conforming building or structure, provided that no structural alterations shall be made in or to a building or structure, all or substantially all of which is designed or intended for a use not permitted in the district in which it is located. For the purpose of this section, repairs shall include the replacement of storage tanks where the safety of operation of the installation requires such replacement, and other replacements of or substitutions for machinery or equipment not involving structural alterations to the building or structure.

b. A non-conforming building which is non-conforming as to bulk, all or substantially all of which is designed or intended for a use not permitted in the district in which it is located, shall not be added to or enlarged in any manner unless such additions and enlargements thereto are made to conform to all the regulations of the district in which it is located.

c. Any building or structure which does not conform to all of the regulations of the district in which it is located shall not be moved in whole or in part to any other location on the lot unless every portion of such moved structure, and the use thereof, are made to conform to all the regulations of the district in which it is located.

d. A building or structure, all or substantially all of which is designed or intended for a use which is not permitted in the district in which it is located, and which is destroyed or damaged by

fire or other casualty or act of God to the extent that the cost of restoration to the condition in which it was before the occurrence shall exceed 50 per cent of the cost of restoration of the entire building new, shall not be restored and the use thereof shall conform to all the regulations of the district in which it is located. In the event such damage or destruction is less than 50 per cent of the cost of restoration of the entire building new, no repairs or reconstruction shall be made unless such restoration is started within one year from date of the partial destruction and is diligently prosecuted to completion.

e. A building, structure or portion thereof, all or substantially all of which is not permitted in the district in which it is located and which is or hereafter becomes vacant and remains unoccupied or is not used for a continuous period of 12 months, shall not thereafter be occupied or used except by a use which conforms to the use regulations of the district in which it is located.

f. The non-conforming use of part of a building or structure, all or substantially all of which is designed or intended for a use not permitted in the district in which it is located, may be extended throughout the building or structure in which said use is presently located, but no changes or structural alterations shall be made unless such changes or structural alterations, and the use thereof, conform to all the regulations of the district in which the building or structure is located.

g. The non-conforming use of a building or structure, all or substantially all of which is designed or intended for a use not permitted in the district in which it is located may be changed to a use permitted in the same district.

2. Use of Building

The lawfully existing non-conforming use of part or all of a building or structure, all or sub-

stantially all of which building or structure is designed or intended for a use which is permitted in the district in which it is located, may be continued subject to the following provisions.

a. The non-conforming use of part of a building or structure, all or substantially all of which building or structure is designed or intended for a use permitted in the district in which it is located, may be expanded or extended into any other portion of such building or structure, provided that such use shall not be expanded or extended into any addition or enlargement of such building or structure which addition or enlargement was erected after the effective date of this ordinance.

b. If the non-conforming use of land is discontinued for a period of 12 consecutive months it shall not thereafter be renewed, and any subsequent use of the land shall conform to the regulations of the district in which the land is located.

c. The non-conforming use of land shall not be changed to any other use except to a use permitted in the district in which the land is located.

4. Existing Lots

Any lot in a single ownership, which ownership was of record at the time of adoption of this ordinance, that does not meet the requirements of this ordinance as to area and lot width may be utilized for single family residence purposes, provided it qualifies under all other regulations.

This ordinance shall not be interpreted to reduce the buildable width of a corner lot, or a corner and adjoining lot in single ownership, subdivided and recorded by law at the time of the passage of this ordinance, to less than 30 feet.

Section 4.5 Accessory Buildings

1. Accessory uses shall be compatible with the principal use and shall not be established prior to the establishment of the principal use.

2. No accessory building, unless an integral part of the principal

building and unless in accordance with requirements of accessory building for Special Uses, shall be erected, altered or moved within 10 feet of the nearest wall of the principal building, nor within the front and side-yard requirements of the lot as set forth for the district; and within the rear yard requirements in residence districts, an accessory building shall be not less than three feet from any property line except for specific requirements set forth elsewhere in this ordinance.

3. No accessory building shall encroach upon that side yard of a corner lot which is adjacent to the street, nor upon the rear yard of a through lot - nearer than 50 feet from the rear property line.

4. No accessory building shall exceed 15 feet in height unless otherwise permitted as accessory to agricultural, business and manufacturing uses.

Section 4.6 Special Uses

1. To provide for the location of special classes of uses which are deemed desirable for the public welfare within a given district or districts, but which are potentially incompatible with typical uses herein permitted within them, a classification of Special Uses is hereby established.

2. Uses as hereinafter enumerated, which may be proposed for classification as Special Uses, shall be considered at a Public Hearing before the Zoning Board. The Zoning Board may allow the Special Use in the district indicated, under the conditions stipulated hereinafter, and may impose such additional conditions as it considers necessary to protect the public health, safety and welfare.

3. Where a use exists as a permitted use on the date of the adoption of this ordinance and it would be classified as a Special Use in the district in which it is located, such use shall be considered to be a legal Special Use. Additions or alterations to existing buildings or land improvements for expansion of legal special uses shall not extend beyond the area included in the ownership existing at the time of adoption of this

ordinance, except that they shall be subject to front, rear and side yard requirements set forth in this ordinance for permitted uses in the district in which they are located.

Section 4.7 Variances for Hardship

Where there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions of this ordinance, the Zoning Board after a public hearing may determine and vary their application in harmony with their general purpose and intent.

Section 4.8 Regulations Along District Boundaries

In an M-2 or M-3 District, no building, structure or other obstruction or portion thereof shall be located within 200 feet of the boundry of a Residence District unless such building, structure or other obstruction or portion thereof within 200 feet of the boundry of the Residence District complies with all of the regulations applicable to M-1 Districts.

Section 4.9 Airports

Airports, when permitted, are subject to the rules and regulations of the State of Illinois Department of Aeronautics governing airports.

Section 4.10 Permitted Obstructions - Yards

For the purpose of this ordinance the following shall not be considered as obstructions when located in the yards indicated:

1. In Any Yards: Chimneys, overhanging roof eaves, terraces awnings, and canopies adjoining the principal building, if they do not exceed ten per cent of the depth of the yard; telephone booths; flagpoles; and solid fences or masonry walls not exceeding six feet in height on residential lots having an area of at least one acre and 180 feet of frontage. However, on a corner lot, no obstruction higher than 18 inches above curb level, as established by connecting lines between any two points on the converging

curbs or "curb lines," shall be located in any portion of a required front or side yard situated within 20 feet of the lot corner formed by the intersection of any two street lines.

2. In Side Yards: Open accessory off-street parking spaces, except in a side abutting a street.

3. In Rear Yards: Enclosed accessory off-street parking spaces subject to the setback provisions hereinafter set forth: open accessory off-street parking spaces, accessory sheds, tool rooms, or other similar accessory buildings; recreational and laundry-drying equipment; arbors and trellises, open type fences not to exceed eight feet in height, provided that the ratio of solid material to open space on the surface of such fences shall not exceed 50 per cent; balconies limited to 15 per cent of the yard area; breezeways; and porches. Further, the aggregate ground floor area of all accessory buildings located in a required rear yard shall not exceed 20 per cent of the area of such rear yard. A side yard which adjoins a street shall be considered as a front yard.

Section 4.11 Public Sanitary Sewers and Water Supply

1. Within any subdivision or planned development for single-family residential use, a common system of sanitary sewers and domestic water supply shall be provided to serve all lots; unless the developer elects to use septic tanks and tile fields for sewage disposal, then a common source of domestic water supply shall be provided and the lot area sizes required shall be as follows:

6,500 sq. ft. if percolation rate is under 20 minutes per inch.

8,500 sq. ft. if percolation rate is 20 to 40 minutes per inch.

10,000 sq. ft. if percolation rate is 40 to 60 minutes per inch.

If percolation rates are over 60 minutes per inch or individual private wells are provided, then one acre of land shall be required for all lots. The one acre required shall be exclusive of any ownership in a road right-of-way. On

any lot or parcel of land subdivided and recorded in accordance with applicable regulations on the adoption date of this ordinance, there may be installed individual sewage treatment and water supply facilities.

2. Multiple-family dwellings, and buildings for non-residential uses, where public sanitary sew-
available, shall be on lots, parcels or tracts having sufficient areas for providing yards, off-street parking and off-street loading in accordance with provisions of this ordinance; and additional area shall be provided for approved installations of individual sewage treatment systems and private wells.

Section 4.12 Yards

1. The minimum yard space required for one building or structure shall not again be considered as yard space for another adjoining building or structure.

2. No lot shall be reduced in area so that the yards or other open spaces shall be less than required by this ordinance.

3. All front-yard setbacks along thoroughfares shall be measured from the right-of-way lines as established.

4. On streets where a front yard setback has heretofore been maintained by buildings existing on lots or tracts having a frontage of 50 per cent or more of the total frontage on one side of that portion of any street (a) lying between two intersecting streets, or (b) lying between one intersecting street and the center line extended of the nearest street connecting with, but not intersecting such street, or (c) lying between the center lines extended of the nearest streets connecting with but not intersecting such street, buildings shall maintain a front yard setback of not less than the average setback of the aforementioned existing buildings.

ARTICLE V AG-1 AGRICULTURAL DISTRICTS

Section 5.1 Preamble

The intent of this ordinance in establishing an agricultural district is to allow maximum free-

dom of operation for bona fide agricultural purposes, and to protect such use from encroachment by other uses which are permitted in the district, but which are subject to the regulations and requirements for permit specified herein.

Section 5.2 Definition

Bona fide agricultural uses shall mean the growing of crops in the open and the raising and feeding of stock and poultry, including farming, truck gardening, flower gardening, apiaries, aviaries, mushroom growing, nurseries, orchards, forestry and rabbit farms; including the necessary structures and farm dwellings for those owning or operating the premises or the immediate families thereof, or those directly employed thereon; and further including a roadside stand for the sale of products produced on the premises, and signs and billboards pertaining to the sale or lease of the premises or products produced thereon.

Whenever a farm dwelling is to be constructed as an agricultural use on a tract or plot comprising less than three acres, or property comprising less than three acres and containing a farm dwelling, is to be transferred for agricultural uses, a signed statement shall be secured from the Enforcing Officer upon a form prescribed by the Enforcing Officer attesting the authenticity of the agricultural use, which shall be determined as: (1) a substantial portion of the total cash income of the applicant is or shall be derived from pursuit of the occupations enumerated herein, on the premises involved, or (2) the applicant is a member of the immediate family of a bona fide farmer owning land contiguous to or on the opposite frontage to the premises involved, or (3) the applicant is recognized as engaged in bona fide agricultural pursuits by the Township Board of the township concerned. Such signed statement shall be filed in the records of the Enforcing Officer. The placing of burden of proof upon the applicant for farm dwelling structures upon small

tracts for agricultural uses is intended to protect bona fide agricultural uses from encroachment by incompatible uses in violation of the regulations and requirements of permit prescribed in the ordinance.

Section 5.2 Permitted Uses

The following uses are permitted in the Agricultural Districts:

1. Accessory uses and temporary buildings.
2. Agriculture.
3. Dwellings, single-family and two-family.
4. Experimental and Proving Grounds.
5. Government military reservations, not subject to rezoning unless leased or sold for private use.
6. Grain Storage, commercial; if not nearer than 300 feet to any residence other than that of the owner or lessor of the site.
7. Home occupations.
8. Hospitals and institutions of an educational, charitable, or philanthropic nature; provided that such building shall not be located upon sites containing an area of less than five acres, may occupy not over thirty per cent of the total area of the lot, that the building shall be set back from all yard lines a distance of not less than two feet for each foot of building height.
9. Land filling with non-odorous and non-combustible materials.
10. Libraries and Museums.
11. Nursing homes and homes for the aged.
12. One stand for the display and sale of products that are produced on the premises provided:
 - a. That the stand be set back from the property line at least 35 feet;
 - b. That adequate parking for customers shall be placed off the right-of-way;
 - c. That stand does not obstruct view of highway drivers.
13. Pipe lines, electric substations or transformer stations, telephone repeater stations and automatic exchange radio and television towers, police stations, fire stations, and other similar

public utility uses as defined by the County Zoning Enabling Act, but not including power generation or gas manufacturing plants.

14. Private and community sewage disposal, water supply and storage tanks.

15. Private lakes and drainage channels, not for commercial purposes.

16. Public and private fishing, hunting, and game preserves; boat houses and boat liveryes.

17. Public and private forestry use, logging and saw mills.

18. Public and private non-illuminated golf course, including "par 3"; but excluding pitch and putt, miniature course, or driving ranges, operated for profit.

19. Public and private riding stables, dog kennels, raising of fur bearing animals, pigeons, poultry, horses, mules, goats and swine.

20. Public open spaces, non-illuminated for night games, including forest preserves and wild life reservations, parks, and picnic grounds.

21. Religious institutions as follows:

- a. Churches, chapels, temples and synagogues.
- b. Convents, monasteries, seminaries and nunneries.
- c. Rectories, parsonages and parish houses.
- d. Religious retreat centers with customary buildings.

22. Room and board for six or less persons.

23. Seed processing plants.

24. Signs, as permitted.

25. Township and Grange Halls.

26. Truck gardening, plant nurseries, orchards, greenhouses, mushroom barns, private or commercially operated.

27. Waterways, lagoons, drainage channels, lakes, hydraulic power plants erected by municipal, county, state or federal governments.

Section 5.3 Special Uses

The following special uses may be permitted, subject to the provisions of Article IV, Section 4.6 "Special Uses".

1. Airports, public and private,

subject to the requirements of the Illinois Aeronautical Department.

2. Cemeteries, mausoleums, crematories, or columbariums, in cemeteries of not less than 50 acres.

3. Children's fairgrounds, including pony riding, miniature railroads.

4. Circuses; provided that they shall not operate more than 15 consecutive days, nor sell beer or alcoholic beverages, and that they shall be located not closer than 1,000 feet to any dwelling except that of the owner or lessor of the site.

5. Extraction of clay, coal, dirt, gravel, peat, sand, stone, topsoil, and other natural resources.

6. Fairgrounds, race tracks, and county farms.

7. Feeding or other disposal community-collected garbage.

8. Feeding yards for animals in farm to market transit or stock raising yards (confinement type of operation).

9. Fishing in artificial or existing lakes or ponds, including sale of food and soft drinks, non-illuminated for night use.

10. Junk yards or auto wrecking yards.

11. Livestock auction barns and yards with restaurant facilities.

12. Motels and tourist courts; provided that they shall operate under the State Hotel Laws, that an area of not less than 1,250 square feet be assigned for each unit, that gravel or other improved surface access roads shall be constructed to parking areas and that parking areas off the public right-of-way shall be furnished at the rate of one parking place for each unit.

13. Open air illumination for outdoor games such as baseball, football, or other uses where glare and noise might unreasonably affect surrounding property or highway traffic.

14. Planned Development, under single ownership or control, in which incidental business and recreational facilities for the convenience of the occupants may be furnished provided that the property shall have a gross area of at

least 30 acres and provided that permitted business uses shall be limited to those uses allowed in B-1 Districts and that they shall not occupy more than ten per cent of the gross land area of the development. For such developments the Zoning Board may vary the bulk regulations of this ordinance if such variations are consistent with the general purpose and intent of the ordinance and will result in better site planning and thus be of greater benefit both to the occupants of the development and to the surrounding neighborhood.

15. Private clubs and lodges.

16. Private pistol or rifle ranges.

17. Removal of ledge rock with required approval for blasting, quarrying, and crushing of stone.

18. Rooming and boarding or tourist houses providing lodging and/or board for more than six persons.

19. Sanitariums.

20. Sanitary land fill.

21. Skeet or trap shooting if not closer than 1,320 feet to any residence or farm group.

22. Temporary asphalt plants.

23. Veterinarian office, animal hospitals, and animal boarding.

Section 5.4 Area Regulations

1. Lot Size Requirements. Each dwelling structure shall be located on a lot or tract in such manner as to comply with the yard regulations of this district, and such lot or tract shall have a minimum area of one acre, with the following exceptions, which shall be construed as conforming with the regulations of this district:

a. Any dwelling existing at the time of passage of this ordinance.

b. Dwellings existing or constructed as farm dwellings which have been or may be transferred as non-farm dwellings.

c. Lots or tracts of record at the time of passage of this ordinance which are less than ~~3~~ 4 acres in area, or less than 150 feet in width, may be used for the erection of a single family dwelling or two-family dwelling; provided that all contiguous lots or tracts in one ownership of record

at the time of passage of this ordinance shall be combined in one parcel to approach the required area insofar as possible, that the intent of the yard regulations of this district be reasonably observed, and that the area of parcel so obtained is not reduced in transfer.

d. Cemeteries shall have a minimum of 50 acres, except that existing cemeteries may expand as a Special Use.

2. Lot Width. There shall be provided a lot width of not less than 150 feet.

3. Front Yards. There shall be provided on every lot a front yard not less than 50 feet in depth.

4. Side Yard. Except as hereinafter provided, there shall be a side yard on each side of a building having a width of 25 feet or 10 per cent of the average width of the lot, whichever amount is smaller, but the side yard shall not be less than 10 feet.

5. Rear Yards. There shall be provided a rear yard not less than 40 feet in depth.

6. Floor Area Ratio. Shall not exceed 0-2.

7. Ground Floor Area Per Dwelling. One-story dwellings shall have a total ground floor area of not less than 1,050 sq. ft. measured from the exterior faces of exterior walls, including utility rooms but excluding open porches, garages and terraces. Dwellings having more than one story shall have not less than 850 sq. ft. of ground floor area measured as prescribed for one-story dwellings.

Section 5.5 Signs

1. Lighted or unlighted name plates.

2. Bulletin boards and identifying signs for churches, schools, other public and semi-public institutions.

3. Business signs for existing and allowed businesses or commercial operations.

4. Advertising signs, subject to the following restrictions:

a. No advertising sign may be built within 300 feet of a railroad grade crossing.

b. No advertising sign may be

erected within 100 feet of, on property adjacent to, public parks, churches, schools, cemeteries, and public monuments.

c. Where AG-1 Districts and Residence District adjoin, no advertising signs may be erected within 300 feet of this adjoining line.

Section 5.6 Off-Street Loading

For non-residential uses, off-street loading facilities shall be provided with adequate receiving facilities off any adjacent street, alley, service drive, or open space in the same zoning lot which is accessible by motor vehicles. The number of berths shall be in accordance with the minimum requirements as determined by the Zoning Enforcing Officer and based on standards for off-street loading set forth elsewhere in this ordinance for a similar use.

Section 5.7 Off-Street Parking Space

Spaces accessory to uses in this district shall be provided in accordance with the following:

1. Purpose. Except as may be otherwise provided for parking of non-commercial service vehicles for permitted non-residential uses and special uses, required accessory off-street parking facilities shall be solely for the parking of passenger automobiles of patrons, occupants or employees of such uses in this district.

2. Size. A required off-street parking space shall be at least 20 feet in length and 9 feet in width exclusive of access drives, ramps, columns or pedestrian aisles. Such space shall be vertical clearance of at least eight feet.

3. Access. Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements. No driveway across public property shall exceed a width of 20 feet.

4. Design and Maintenance.

a. Accessory parking spaces located in the same lot as occupied by the use served may be open to the sky or enclosed in a building. Accessory parking spaces located elsewhere than on the same lot occupied by the use shall be open to the sky except when otherwise allowed as a Special Use under the provisions of this ordinance.

b. Surfacing. All open off-street parking space accessory to a one-family dwelling shall be improved with an all-weather, dust-proof surface material.

c. Screening and Landscaping. All open parking areas containing more than four parking spaces, located less than forty feet from property line, shall be effectively screened on each side adjoining or fronting on any property in this district by a wall, fence, or densely planted compact hedge not less than four feet nor more than six feet in height.

d. Lighting. Any lighting used to illumine any off-street parking area shall be directed away from surrounding properties in such a way as not to create a nuisance.

5. Required Spaces.

a. Residential. One parking space shall be provided for each dwelling unit.

b. Church and other institutional auditoriums. One parking space shall be provided for each five seats in the main auditorium or assembly hall.

c. Schools. For grade and junior high schools one parking space for each 30 students of design capacity; and for high schools one parking space for each seven students of design capacity.

d. Other public and private institutions shall be provided with parking space in accordance with requirements determined by the Zoning Enforcing Officer based on minimum off-street parking requirements for the most similar use as set forth in this ordinance.

e. Public or private recreational uses, other than golf courses, shall be provided with a parking space for each three employees, plus spaces adequate in number to serve patrons as determined by

the Zoning Enforcing Officer based on minimum off-street parking requirements for the most similar use as set forth elsewhere in this ordinance. Golf courses shall be provided with at least 40 off-street parking spaces for each standard or "par 3" nine-holes of golf, and one additional space for each regular employee.

ARTICLE VI

R-1 COUNTRY HOME DISTRICTS

Section 6.1 Permitted Uses

The following uses are permitted in the R-1 District:

1. Accessory Uses and Buildings, incidental to and on the same zoning lot as a principal use, as follows:

a. Agriculture buildings and structures.

b. Boat houses, private.

c. Club houses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs, athletic fields and forest preserves.

d. Garages and carports.

e. Greenhouses and conservatories, private.

f. Guest houses.

g. Hobby or play structures.

h. Home occupations.

i. Kennel, if not within 100 feet of any dwelling other than that of the owner or lessor of the site.

j. Orchards.

k. Public utility uses as defined in County Zoning Enabling Act.

l. Roadside stands on lots where the principal use is agriculture, for the display and sale of agricultural products derived from such lot, set back from front property line not less than 35 feet, and providing adequate parking off right-of-way.

m. Servant quarters.

n. Sewage disposal units, individual.

o. Stables, private, not closer than 100 feet to the closest dwelling, other than that of the owner of the stable.

p. Storage of building material, and equipment and temporary buildings for construction pur-

poses, for a period not to exceed the duration of such construction.

q. Swimming pools and tennis courts.

r. Tool houses, sheds and other small buildings for storage.

s. Truck gardening.

t. Water supply systems.

2. Agriculture, but not including the disposal or feeding of garbage, and provided that no poultry or livestock shall be housed or confined within 100 feet of any dwelling except that of the owner or lessor of the tract.

3. Elementary and high schools, including playgrounds, athletic fields, dormitories, not operated for profit.

4. One family Dwellings.

5. One unlighted or illuminated name plate not exceeding 130 square inches in area on either side, with an 18 inch maximum for any dimension bearing the name of the occupants of a residence, and bulletin boards for churches and identifying signs for schools or other public or semi-public institutions not exceeding 32 square feet in area on either side with an 8 foot maximum for any dimension.

6. Public, denominational or private schools and colleges not operated for profit.

7. Recreation and social facilities, as follows:

a. Athletic fields, non-commercial and non-illuminated.

b. Forest preserves.

c. Golf course, standard, but not including "par 3" golf courses, pitch and putt, or miniature golf courses.

d. Grounds of private clubs operated not for profit, but not including those whose chief activity is rendering services customarily carried on as a commercial enterprise.

e. Public open spaces.

f. Public recreation buildings and community centers.

g. Swimming pools, public owned and operated.

8. Religious institutions, as follows:

a. Churches, chapels, temples and synagogues.

b. Convents, seminaries, monasteries and nunneries.

c. Rectories, parsonages and parish houses.

d. Religious retreat centers with customary buildings.

Section 6.2 Special Uses

The following uses may be permitted as special uses, subject to the provisions of this ordinance.

1. Artificial lakes, borrow pits, or topsoil removal.

2. Filling of holes, pits, quarries or lowlands with non-combustible materials free from refuse and food wastes.

3. Illumination, for night use for private or public athletic fields for any public open space, signs, or for any other use where glare of lights might be incompatible with the adjacent or surrounding District.

4. Nursing homes, hospitals, and sanitariums for human beings only, but not including care or treatment of the insane, feeble-minded, alcoholic or drug addict patients.

5. Planned development of not less than 80 acres.

6. Public or private outdoor recreation centers, as fishing ponds, hunt and conservation clubs, archery ranges, "par 3" golf, but not including commercially operated driving ranges or miniature courses.

7. Public uses as follows:

a. Police stations.

b. Railroad, passenger stations and right-of-way.

c. Sewage treatment plants, community.

8. Radio and television stations and towers (transmitting and receiving).

9. Water works, reservoirs, pumping stations and filtration plants.

10. Other uses will be considered for this district after public hearing and approval by the Board of Appeals.

Section 6.3 Area Regulations

1. Lot Size Requirements. There shall be provided a minimum of one acre of lot area for each dwelling except where lots are located in tracts containing at least 80 acres, and where public or community sanitary sewer and water lines are extended to serve the lots, there shall be pro-

vided a minimum of 12,000 square feet of lot area.

2. Lot Width. There shall be provided a lot width of not less than 180 feet, except where lot area is reduced in accordance with Section 6.3-1 (above) the minimum lot width shall be at least 90 feet measured within the buildable area.

3. Front Yards. There shall be provided on every lot a front yard not less than 40 feet in depth.

4. Side Yards. There shall be provided on every lot two side yards, each of which shall be at least ten feet wide except that where a side yard adjoins a street it shall be at least 40 feet in width.

5. Rear Yards. There shall be provided a rear yard not less than 50 feet in depth.

6. Floor Area Ratio. Shall not exceed 0.2.

7. Ground Floor Area Per Dwelling. As permitted in the Agricultural District.

Section 6 Off-Street Loading

As required for the Agricultural District.

Section 6. Off-Street Parking

As required for the Agricultural District.

ARTICLE VII

R-2 SINGLE-FAMILY RESIDENCE DISTRICT

Section 7.1 Permitted Uses

Those permitted in an R-1 Residence District.

Section 7.2 Special Uses

1. Those permitted in an R-1 District, except that for Planned Developments the minimum gross area shall be at least 20 acres.

2. Apartments, attached dwellings, or other multiple-family dwellings provided that the minimum gross area of the development under single ownership is two and one-half acres and has a minimum frontage on a street of 200 lineal feet and that development conforms with the following additional standards.

a. Not more than 14 dwelling units per acre.

b. Floor area ratio of 0.4.

c. Front yard shall be not less than 40 feet.

d. Side yard shall be not less

than 20 feet, except a side yard fronting on a street shall be not less than 40 feet.

e. Rear yard shall be not less than 30 feet.

f. One off-street parking space shall be provided for each dwelling unit. Parking areas shall conform to regulations governing off-street parking areas in Agricultural District.

g. Minimum gross floor area per dwelling unit shall be 720 square feet measured as prescribed for Ground Floor Area Per Dwelling in R-2 Districts.

Section 7.3 Area Regulations

1. Lot Area Per Dwelling. There shall be provided a minimum of 10,000 square feet of lot area for each dwelling.

2. Lot Width. There shall be provided a lot width of not less than 75 feet measured within the buildable area except lots containing one acre or more in area upon which individual sewage treatment and/or domestic water supply facilities are to be installed, the minimum lot width shall be 150 feet within the buildable area.

3. Front Yards. There shall be provided on every lot a front yard not less than 40 feet in depth.

4. Side Yards. There shall be provided on every lot two side yards, each of which shall be at least ten feet wide except that where a side yard adjoins a street it shall be at least 40 feet wide.

5. Rear Yards. There shall be a rear yard not less than 50 feet in depth.

6. Floor Area Ratio. Shall not exceed 0.3.

7. Ground Floor Area Per Dwelling. Same as for the Agricultural District except 860 square feet for one-story dwellings, and 720 square feet for dwellings having more than one story.

Section 7.4 Signs

The regulations for signs shall be the same as required for the R-1 Country Home District.

Section 7.5 Parking,
Loading and Unloading
The regulations shall be the same as required for the Agricultural Districts.

ARTICLE VIII R-3 SINGLE FAMILY RESIDENCE DISTRICT

Section 8.1 Permitted Uses
Permitted uses are the same as those permitted in the R-1 District.

Section 8.2 Special Uses
Special uses are the same as those permitted in the R-2 District.

Section 8.3 Area Regulations
1. Lot Area Per Dwelling.
There shall be provided a minimum of 6,500 square feet of lot area for each dwelling.

2. Lot Width. There shall be provided a lot width of not less than 60 feet.

3. Front Yards. There shall be provided on every lot a front yard not less than 25 feet in depth.

4. Side Yards. There shall be provided on every lot two side yards, each of which shall be at least 5 feet in width, except that where a side yard adjoins a street it shall be at least 25 feet wide.

5. Rear Yards. There shall be provided a rear yard not less than 15 feet in depth.

6. Floor Area Ratio. Shall not exceed 0.3.

7. Ground Floor Area Per Dwelling. Same as for Agricultural Districts except 600 square feet for dwellings of one story or more.

Section 8.4 Signs

The regulations are the same as those required for the R-1 County Home District.

Section 8.5 Parking, Loading and Unloading

The regulations are the same as those required for the Agricultural District.

ARTICLE IX R-4 TRAILER COURT DISTRICT

Section 9.1 Permitted Uses

1. Agriculture, but not including the disposal or feeding of garbage, and provided that no poultry or livestock shall be

housed or confined within 100 feet of any dwelling except that of the owner or lessor of the tract.

2. Trailer Courts, provided that the water and sanitary facilities furnished conform to the requirements of the State Health Department.

Section 9.2 Special Uses

1. Restaurants
2. Service Stations
3. Tourist Courts and Motels.

Section 9.3 Area Regulations

1. Lot Area Per Dwelling.
There shall be provided a minimum of 1250 square feet of lot area for each trailer.

2. Lot Width. There shall be provided a lot width of not less than 25 feet.

3. Front Yards. There shall be provided a front yard not less than 10 feet.

4. Side Yards. There shall be provided two side yards each of which shall be at least 8 feet in width, except that trailers shall be a minimum of 25 feet from a public street and 10 feet from any property line.

5. Rear Yards. There shall be provided a rear yard of not less than 10 feet in depth.

6. Floor Area Ratio. Shall not exceed 0.3.

Section 9.4 Signs

To identify the trailer court one sign which may be illuminated.

Section 9.5 Parking, Loading and Unloading

1. The total area of the Trailer Court including accessory uses shall have not less than 3000 square feet for each trailer coach. Gravel, crushed rock, or other improved surface roadway shall be installed to furnish access to each trailer site; parking area off the public right-of-way shall be furnished at the rate of one parking space for each trailer unit.

2. Regulations for non-trailer coach uses shall be the same as those required in Agricultural Districts.

ARTICLE X R-5 SUMMER HOME DISTRICT

Section 10.1 Permitted Uses

1. Agriculture, but not includ-

ing the disposal and feeding of garbage.

2. Boat Docks, private.

3. Summer homes, resorts, lodges, and cabins, with ownership in individual or multiple units, but not to be used as permanent all-year dwelling accommodations, except that any resort, lodge, or group of cabins consisting of more than three units in one ownership may provide permanent all-year residence for one family, either that of the owner or of an employee for maintenance purposes. Meals and conveniences, merchandise and services may be provided for lodgers, but not for the general public.

Section 10.2 Special Uses

1. Boat docks, commercial.

2. The selling and leasing of fishing equipment and bait.

Section 10.3 Area Regulations

The area regulations shall be the same as those required for the R-3 Districts.

Section 10.4 Signs

The regulations for signs shall be the same as required for the R-1 Country Home District.

Section 10.5 Parking,

Loading and Unloading

The regulations shall be the same as required for the Agricultural District.

ARTICLE XI

B-1 LOCAL RETAIL DISTRICTS

Section 11.1 Preamble

Local retail districts are designed for the convenient shopping of people residing in the adjacent neighborhood residential areas, and to permit only such uses as are necessary to satisfy these limited basic shopping needs which occur daily or frequently, thus requiring shopping facilities close to residences.

Section 11.2 Permitted Uses

1. Agriculture, but not including the disposal or feeding of garbage, and provided that no poultry or livestock shall be housed or confined within 100 feet of any building except that of the owner or lessor of the tract.

2. Dwelling units and lodging rooms provided that they are not located on the ground floor of buildings.

3. Retail trade uses provided they are on the ground floor of buildings as follows:

a. Accessory uses.

b. Barber shops.

c. Beauty parlors.

d. Book and stationery stores.

e. Clothes pressing establishments.

f. Drug stores.

g. Dry cleaning and laundry receiving stations; processing to be done elsewhere.

h. Florist shops.

i. Food stores, grocery stores, meat markets, bakeries, delicatessens, and package liquor stores.

j. Gift shops.

k. Hardware stores.

l. Laundries, automatic self-service types or hand, employing not more than two persons in addition to one owner or manager, provided that laundry machines shall not exceed ten pounds capacity each.

m. Millinery shops.

n. Shoe and hat repair shops.

o. Signs as regulated by this section.

p. Temporary building for construction purposes for a period not to exceed the duration of such construction.

q. Variety stores.

Section 11.3 Special Uses

1. Electric or telephone substations and other governmental and utility service uses.

2. Other business uses.

3. Planned development.

Section 11.4 Area Regulations

1. Lot Area.

a. The net land area for each business establishment shall not be less than 2,500 square feet.

b. There shall be provided not less than 2,500 square feet of lot area per dwelling unit, and for lodging rooms there shall be provided not less than 1,250 square feet of lot area per room.

2. Front Yard. There shall be provided on every lot a front yard not less than 40 feet in depth.

3. Side Yard. There shall be provided a side yard along any lot line which adjoins a Residence District; it shall be not less than 10 feet in width.

4. Rear Yard. There shall be

a rear yard not less than 20 feet in depth; however, when a rear lot line abuts an alley; one-half of the width of such alley may be counted toward satisfaction of the rear yard requirement.

5. Floor Area Ratio. Shall not exceed 0.8.

Section 11.5 Signs

Business and advertising signs are permitted subject to the following:

1. Illumination of all signs shall be diffused or indirect and shall be arranged so as not to reflect direct rays of light into adjacent residential districts or into the public way.

2. Any sign located in the direct line of vision of any traffic control signal shall not have flashing, intermittent, red, green or amber illumination.

Section 11.6 Parking

1. There shall be one parking space for each 300 square feet of gross floor area in excess of 1,800 square feet, and one parking space for each dwelling unit.

2. All parking areas shall conform to regulations governing size, access, design and maintenance of off-street parking area in Agricultural Districts.

Section 11.7 Loading and Unloading

1. Off-street loading facilities shall be provided with adequate receiving facilities off any adjacent street, alley, service drive or open space, on the same lot. They shall be accessible by motor vehicles, and one berth shall be provided for each establishment having a gross floor area in excess of 6,000 square feet.

2. Standards for Development of Loading Spaces. Each off-street loading or unloading berth shall be subject to the following minimum requirements:

a. Each berth shall not be less than 12 feet in width, 33 feet in length, and 14 feet in height when covered.

b. Space for such berth may occupy any part of any required yard that does not adjoin a street, except no such berth shall be located closer than 50 feet to any lot in any Residence District un-

less wholly within a completely enclosed building or unless screened from such lot in a Residence District by a wall, a uniformly painted solid fence, or densely planted compact hedge, not less than six feet in height.

Section 11.8 Required Conditions

1. All business, service, repair or processing, storage or merchandise display shall be conducted wholly within an enclosed building, except for off-street automobile parking and off-street loading.

2. Goods sold shall consist primarily of new merchandise, and all goods produced on the premises shall be sold at retail, primarily on the premises.

3. Not more than five persons in addition to a single owner or manager shall be engaged at any time in fabricating, repairing or other processing of goods in any establishment.

4. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, noise, vibration, refuse matter, or water carried waste.

ARTICLE XII

B-2 GENERAL RETAIL DISTRICT

Section 12.1 Preamble

General Retail Districts are designed to cater to the needs of a larger consumer population than served by the Local Retail District and so are mapped typically in major stopping center locations characterized by large establishments generating larger volume of vehicular and pedestrian traffic.

Section 12.2 Permitted Uses

1. Uses permitted in B-1 District; in addition, business uses may be conducted above the ground floor.

2. Additional uses as follows:

- (1) Antique shops.
- (2) Art and school supply stores.
- (3) Art galleries.
- (4) Automotive service stations.
- (5) Banks and financial institutions.
- (6) Bicycle sales, rental and repairs.

- (7) Bowling alleys and structures accommodating recreational activities.
- (8) Bus depots and cab stands.
- (9) Camera and photographic supply stores.
- (10) Candy and ice cream stores or shops selling similar commodities where the commodities may be produced on the premises; but all such production shall be either sold at retail on the premises or sold in stores owned and operated by the producing company.
- (11) Carpet and rug stores.
- (12) China and Glassware stores.
- (13) Coin and philatelic stores.
- (14) Currency exchanges.
- (15) Department stores.
- (16) Dry goods stores.
- (17) Electric and household appliance stores, including radio and television sales and repair.
- (18) Frozen food stores, including locker rental in conjunction therewith.
- (19) Furniture stores, including upholstery when conducted as part of the retail operation and secondary to the principal use.
- (20) Furrier shops, including the incidental storage and conditioning of furs.
- (21) Garden supply and feed stores.
- (22) Haberdashery.
- (23) Hobby shops for retail of items to be assembled or used away from the premises.
- (24) Hotels.
- (25) Interior decorating shops, including upholstery and making of draperies, slip covers and other similar articles, when conducted as part of the retail operations and secondary to the principal use.
- (26) Jewelry store, including watch repair.
- (27) Laboratories, medical and dental research and testing.
- (28) Leather goods and luggage stores.
- (29) Libraries and reading rooms.
- (30) Loan offices.
- (31) Locksmith shops.
- (32) Medical and dental clinic.
- (36) Office supply stores.
- (37) Optometrists.
- (38) Paint and wallpaper stores.
- (39) Pet shops.
- (40) Photography studios, including the developing of film and pictures and when conducted as part of the retail business on the premises.
- (41) Physical culture and health service, gymnasium and reducing salons, masseurs and
- (33) Musical instruments, sales and repairs.
- (34) Newspaper offices.
- (35) Offices, business and professional.
- public baths.
- (42) Picture framing when conducted for retail trade on the premises only.
- (43) Post offices.
- (44) Public garages, including new and used car sales rooms, provided that no used cars shall be sold or stored unless enclosed within a building, but this clause shall not prohibit the outdoor display of new cars.
- (45) Public meeting halls.
- (46) Radio and television broadcasting studios.
- (47) Restaurants, cocktail lounges, tea rooms.
- (48) Restricted production and repair, limited to the following: art, needlework, clothing, custom manufacturing and alterations for retail only; jewelry from precious metals; watches, dentures and optical lenses.
- (49) Retail stores and shops.
- (50) Sales and display rooms.
- (51) Schools—music, dance or business.
- (52) Service, cleaning or repair shops for personal, household or garden equipment.
- (53) Sewing machine sales and service, household machines only.
- (54) Shoe stores.
- (55) Sporting goods stores.
- (56) Tailor or dressmaking shops.
- (57) Telegraph offices.
- (58) Temporary outdoor demonstrations and exhibitions of merchandise primarily for outdoor use.
- (59) Tobacco shops.
- (60) Toy shops.
- (61) Wearing apparel shops.

(62) Accessory uses.

Section 12.3 Special Uses

- 1. Those premitted in a B-1 District.
- 2. Clubs and Lodges — private, fraternal or religious.
- 3. Taverns.

Section 12.4 Area Regulations

- 1. Lot Area. Regulations governing lot area in B-1 Districts shall apply.
- 2. Yards. Regulations shall be the same as in B-1 Districts.
- 3. Floor Area Ratio. Shall not exceed 1.0.

Section 12.5 Signs

The regulations for signs shall be the same as required for B-1 Business Districts.

Section 12.6
Off-Street Parking

- 1. There shall be provided one parking space for each 200 square feet of gross floor area in excess of 1,000 square feet of each permitted or special use, except hotels where there shall be one parking space for each three lodging rooms.
- 2. One parking space for each residential unit.
- 3. Size, access, design and maintenance shall conform to regulations governing size, design and maintenance of off-street parking areas in AG-1 Districts.

Section 12.7
Off-Street Loading

Regulations governing off-street loading in B-1 Districts shall apply.

Berths shall be provided as follows:

Square Feet of Aggregate Gross Floor Area	Minimum Required Number of Berths
6,001 up to and including 16,000	1
16,001 up to and including 40,000	2
40,001 up to and including 70,000	3
70,001 up to and including 100,000	4
For each additional 40,000	1 additional
For such relatively low loading space demand as hotel, office buildings, restaurants or any similar use which has an aggregate	

gross floor area in excess of 40,000 square feet, shall provide off-street loading facilities as follows:

Square Feet of Aggregate Gross Floor Area	Minimum Required Number of Berths
40,001 up to and including 70,000	1
70,001 up to and including 200,000	2
Each additional 200,000	1 additional

Section 12.8
Required Conditions

- 1. All business, service, repair or processing, storage, or merchandise display shall be conducted wholly within an enclosed building except for off-street automobile parking and off-street loading spaces.
- 2. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectional by reason of odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter or water-carried waste.

ARTICLE XIII
B-3 SERVICE DISTRICT

Section 13.1 Preamble

The Service District is designed primarily to furnish areas served by General Retail Districts with necessary services (and goods) not allowed in General Retail Districts because they are incompatible with the uses permitted in the General Retail Districts.

Section 13.2 Permitted Uses

The following uses are permitted:

- 1. Any use permitted in B-1 and B-2 Districts.
- 2. Accessory Uses.
- 3. Animal hospitals.
- 4. Animal pounds.
- 5. Apartments, attached dwellings, and other multiple-family dwellings; provided, the residential development has an unbroken frontage of at least 100 feet, that there is at least 2,500 square feet of lot area per dwelling unit.
- 6. Auction rooms.
- 7. Auto service stations, including minor services customarily incidental thereto, facilities for

chassis and gear lubrication, and vehicle washing; but not including the sale of vehicles, new or used.

8. Blue printing and photocopying establishments.

9. Boat sales.

10. Building material establishments, dimension lumber, millwork, cabinets and other building materials; provided that no milling, planing, jointing or manufacture of millwork shall be conducted on the premises.

11. Cartage and express facilities providing storage of goods, motor trucks and other equipment, if in enclosed structures.

12. Caskets and casket supplies.

13. Catering establishments.

14. Clothing and costume rental shops.

15. Clubs and lodges — private, fraternal or religious.

16. Contractors or construction offices and shops such as building, concrete, electrical, masonry, painting, plumbing, refrigeration and roofing.

17. Dog kennels.

18. Dry cleaning and laundry establishments, employing not more than ten persons in addition to office help and owner or manager.

19. Employment agencies.

20. Exterminating shops.

21. Feed stores.

22. Fuel and ice sales.

23. Garages, public, for storage, repair and servicing of automobiles and trucks, including body repair and painting, but not including auto-wrecking yards.

24. Greenhouses and/or nurseries provided heating plants for greenhouse operations conform with applicable performance standards for M-1 Districts.

25. Ice storage limited to five tons capacity.

26. Linen, towels, diapers and similar supply services.

27. Live bait stores.

28. Machinery sales, including farm machinery sales.

29. Mail order houses.

30. Meat markets, including the sale of meats and meat products to restaurants, hotels, clubs or other similar establishments when

conducted as a part of the retail business on the premises.

31. Monument sales.

32. Motels

33. Motorcycle sales.

34. Motor vehicle and equipment sales and service.

35. Municipal or privately owned recreational buildings or community centers.

36. Orthopedic and medical appliance stores, but not including the assembly or manufacture of such articles.

37. Open sales lots.

38. Outdoor areas where outdoor merchandise, machinery or equipment may be displayed and orders taken, but no regular delivery of large or heavy items shall be made therefrom.

39. Packaging and crating.

40. Pawn shops.

41. Pet shops.

42. Plumbing showrooms and shops.

43. Poultry — live, slaughtering and retail sales.

44. Printing and publishing establishments having not more than 25 employees other than office and building service employees.

45. Recording studios.

46. Research laboratories.

47. Riding academies and public stables.

48. Seed processing establishments.

49. Sheet metal shops.

50. Storage and warehousing, and wholesale establishments.

51. Taverns.

52. Theaters (not outdoor).

53. Trailer sales.

54. Travel bureaus and transportation ticket offices.

55. Typewriter and adding machine sales and service.

56. Undertaking establishments and funeral parlors.

Secton 13.3 Special Uses

1. Those permitted in a B-1 District as special uses.

2. Auto laundries.

3. Recreation and amusement establishments; including archery ranges, bowling alleys, pool halls, dance halls, gymnasiums, swimming pools, skating rinks, golf driving ranges, miniature golf

courses, miniature railroads, merry-go-rounds and other mechanical rides.

4. Theaters, automobile drive-in.

Section 13.4

Area Regulations

1. Lot Area. Regulations governing lot area in B-1 Districts shall apply.

2. Front Yards. Regulations governing front yard requirements in B-1 Districts shall apply, except that for auto service stations fuel pumps and poles for air and water hoses shall be permitted to be located not closer than 13 feet to the street line, and except for open sales lots second-hand vehicles in operable condition shall be permitted to be located not closer than 13 feet to the street line; unless these regulations conflict with the setback regulations in Article XV in which case the setback regulations shall govern.

3. Side Yards.

a. There shall be provided a side yard along any side lot line which adjoins a residence district; its width shall not be less than ten feet and it shall not contain off-street parking and loading facilities.

b. In side yards of less than 40 feet width, adjoining residence districts, a solid wall or solid fence shall be provided along the property line. Such fence or wall shall be uniformly painted, and in no case shall be less than six feet high nor more than seven feet high.

4. Rear Yards. Regulations governing rear yard requirements in B-1 Districts shall apply, except that where the rear yard adjoins another business property and where loading and unloading space is located elsewhere on the property and where the building is not more than one story in height the rear yard may be reduced five feet.

5. Floor Area Ratio. Shall not exceed 1.2.

Section 13.5 Signs

Regulations for signs shall be the same as required for B-1 Business Districts.

Section 13.6 Off-Street Parking

There shall be provided the following off-street parking spaces which shall conform to regulations governing size, access, design and maintenance of off-street parking uses in AG-1 Districts:

1. Any production, processing, cleaning, servicing, testing or repair of materials, goods, or products for warehouses and storage buildings: One parking space shall be provided for each three employees.

2. Auto service stations: One parking space shall be provided for each two employees.

3. Banks, business or professional offices and public administration buildings: One parking space shall be provided for each 300 square feet of gross floor area in excess of 4,000 square feet.

4. Bowling alleys: Seven parking spaces shall be provided for each alley and one parking space for each three employees, plus such additional space as may be required hereinafter for related uses such as restaurants.

5. Church, school, college and other institutional auditoriums: One parking space shall be provided for each five seats in the main auditorium or assembly hall.

6. Convention halls, dance halls, skating rinks, exhibition halls, sport arenas, auditoriums and gymnasiums: Parking spaces equal in number to 25 per cent of the capacity of persons shall be provided.

7. Dwelling units: One parking space shall be provided for each dwelling unit.

8. Establishments handling the sale and consumption on the premises of food or refreshments: One parking space shall be provided for each 300 square feet of gross floor area in excess of 3,000 square feet.

9. Furniture and appliance stores, motor vehicle sales, wholesale stores, household equipment and furniture repair shops, or machinery sales (including farm machinery): One parking space

shall be provided for each 400 square feet of gross floor area in excess of 3,000 square feet.

10. Lodging rooms not located in hotels: One parking space shall be provided for each two lodging rooms.

11. Medical and dental clinics: Three parking spaces shall be provided for each staff and visiting doctor.

12. Motels: One parking space shall be provided for each dwelling unit or lodging room.

13. Motor freight terminals and local cartage companies: One parking space shall be provided for each three employees plus one parking space for each vehicle used in the conduct of the enterprise.

14. Municipal or privately owned recreation buildings or community centers: One parking space shall be provided for each three employees plus spaces adequate in number as determined by the Zoning Enforcing Officer.

15. Retail stores: One parking space shall be provided for each 200 square feet of gross floor area in excess of 1,000 square feet.

16. Theaters, indoor: One parking space shall be provided for each ten seats up to 400 seats, plus one parking space for each five seats above 400.

17. Theaters, drive-in: Extra parking space equal to ten per cent of the vehicle capacity of such theaters shall be provided.

18. Undertaking establishments, funeral parlors: Eight parking spaces shall be provided for each chapel or parlor plus one parking space for each funeral vehicle maintained on the premises.

19. For the following uses, parking spaces shall be provided in adequate numbers as determined by the Zoning Enforcing Officer to serve persons employed or residing on the premises as well as the visiting public.

a. Fraternal or religious institutions.

b. Outdoor amusement establishments, swimming pools, permanent carnivals, kiddie parks, and similar amusement centers.

20. Other uses allowed in these districts: Parking spaces shall be

provided on the same basis as required for the most similar use as determined by the Zoning Enforcing Officer.

Section 13.7 Off-Street Loading

Regulations governing off-street loading in B-2 Districts shall apply.

Section 13.8 Required Conditions

1. All business, service, repair or processing, storage, or merchandise display shall be conducted wholly within an enclosed building, or behind a uniformly painted solid fence not less than six feet high, except for establishments of the drive-in type offering goods or services directly to customers seated in passenger vehicles, and off-street parking and loading, and open sales lots.

2. Processes and equipment employed and goods sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter or water-carried waste.

ARTICLE XIV MANUFACTURING DISTRICTS

Section 14.1

Required Conditions

Uses of land and buildings as hereinafter set forth for M-1 and M-2 Districts are permitted subject to the following provisions, applying to all Manufacturing Districts.

1. Uses established on the effective date of this ordinance and by its provisions rendered non-conforming, shall nevertheless be permitted to continue, subject to the regulations governing non-conforming uses found elsewhere in this ordinance.

2. New uses are permitted in general as follows:

a. That the proposed new use conform to the Performance Standards hereinafter set forth for the district wherein such use is proposed. That any production, processing, repair, or storage of materials, goods, or products, shall be carried on in such a man-

ner as not to be injurious or offensive to the occupants of adjacent premises by reason of emission or creation of noise, vibration, smoke, dust or other particulate matter, toxic or noxious materials, odors, fire or explosive hazards, or glare or heat.

b. That within 200 feet of a residence district, all activities involving the storage or manufacture of materials or products, except the parking of vehicles in operable condition, shall be within completely enclosed buildings unless, if located out-of-doors, it is screened by a solid wall or uniformly painted solid fence at least eight feet in height.

c. That no activities involving the storage, utilization, or manufacture of materials or products which decompose by detonation shall be permitted except such as are specifically licensed by the County Board. Such materials shall include, but not be confined to all primary explosives such as lead azide and lead styphate, fulminate of mercury; all high explosives and boosters, such as TNT, RDX, tetryl and ammonium nitrate; propellants and components thereof, such as nitrocellulose, black powder, ammonium perchlorate, and nitroguanidine; blasting explosives such as dynamite and nitroglycerine; pyrotechnics and fireworks materials such as powdered magnesium, potassium chlorate, potassium permanganate, and potassium nitrate; rocket fuels such as hydrazine nitrate; and nuclear fuels, fissionable materials and products, and reactor elements such as Uranium 235 and Plutonium 239.

Section 14.2 Permitted Uses

M-1 DISTRICT

The following uses are permitted in the M-1 District:

1. Any manufacturing, fabricating, processing, packing and storage uses provided they conform with the requirements set forth in section 14.1 above, and

with the performance standards for M-1 Districts set forth hereinafter.

2. The following additional uses provided that they conform with regulations set forth in Section 14.2, paragraph 1 above, except the following uses that are also permitted uses or special uses in B-3 Districts shall be governed only by regulations for permitted uses in B-3 Districts.

- a. Airports.
- b. Auto service stations.
- c. Banks and financial institutions.
- d. Building material sales and storage.
- e. Contractor offices and shops such as:
 - Building Masonry
 - Concrete Painting
 - Electrical Plumbing
 - Heating, ventilating and air conditioning Refrigeration
 - Roofing
- f. Currency exchanges.
- g. Fuel and ice sales and storage.
- h. Garages and parking lots for motor vehicles.
- i. Greenhouses and nurseries.
- j. Motor freight terminals.
- k. Motor vehicle equipment sales and service.
- l. Municipal or privately owned recreation buildings or community centers.
- m. Penal and correctional institutions.
- n. Public open space.
- o. Public service and utility uses including:
 - (1) Bus terminals, bus garages, bus lots, or street-railway terminals.
 - (2) Electric and telephone substations, and other utility installations.
 - (3) Fire stations.
 - (4) Police stations.
 - (5) Railroad passenger stations.
 - (6) Railroad rights-of-way.
 - (7) Telephone exchanges.
 - (8) Water filtration plants, water pumping stations and reservoirs.
- p. Radio and television towers.

- q. Research laboratories.
- r. Restaurants, including the sale of liquor in conjunction therewith.
- s. Sanitary land fill.
- t. Sewage treatment plants.
- u. Signs, advertising.
- v. Stadiums, auditoriums, arenas, and armories.
- w. Theaters, automobile drive-in only.
- x. Trade schools.
- y. Dwelling units for watchmen and their families, located on the premises where they are employed in such capacity
- z. Accessory Uses.

M-2 DISTRICT

The following uses are permitted in M-2 Districts:

1. Any manufacturing, fabricating, processing, packing and storage uses provided they conform with the requirements set forth in Section 14.1 above, and in the performance standards for M-2 Districts set forth hereinafter.

2. Any use premitted in M-2 Districts.

3. Additional uses provided they conform with applicable regulations set forth in Section 14.2, M-2 District, paragraph 1 above.

a. Automobile wrecking yards and junk yards provided they are contained within completely enclosed buildings or screened by a solid wall or uniformly painted solid fence at least 12 feet high.

b. Railroad and water freight terminals, roundhouses, and switching yards.

c. Stone and gravel quarries and crushing, grading, washing and loading equipment and structures.

M-3 DISTRICT

The following uses are permitted in the M-3 District:

1. Any manufacturing, fabricating, processing, packing and storage uses provided they conform with the requirements set forth in Section 14.1 above, and in the performance standards for M-3 Districts set forth hereinafter.

2. Any use permitted in M-2 Districts.

Section 14.2

Performance Standards — NOISE

Any use established in a Manufacturing District shall be so operated as to comply with the performance standards governing noise set forth hereinafter for the district in which such use shall be located. No use already established on the effective date of this ordinance shall be so altered or modified as to conflict with, or further conflict with, the performance standards governing noise established hereinafter for the district in which such use is located. Objectionable sounds of an intermittent nature shall be controlled so as not to become a nuisance to adjacent use.

Sound levels shall be measured with a sound-level meter and associated octave band filter, manufactured in compliance with standards prescribed by the American Standards Association. Measurements shall be made using the flat network of the sound level meter. Impulsive type noises shall be subject to the performance standards hereinafter prescribed provided that such noises shall be capable of being accurately measured with such equipment. Noises capable of being so measured shall be those noises which cause rapid fluctuations of the needle of the sound level meter with a variation of no more than plus or minus two decibels. Noises incapable of being so measured, such as those of an irregular and intermittent nature, shall be controlled so as not to become a nuisance to adjacent uses.

1. Noise — M-1 District. At no point on the boundary of a Residence or Business district shall the sound intensity level of any individual operation or plant (other than the operation of motor vehicles or other transportation facilities) exceed the decibel levels in the designated octave bands shown in Table 1 below for the districts indicated.

TABLE 1

Octave Band	Maximum Permitted Sound Level (decibels)		
(Frequency, cycles per sec.)	Along Residence District Boundaries	Along Business District Boundaries	
0 to 75	72	79	
75 to 150	67	74	
150 to 300	59	66	
300 to 600	52	59	
600 to 1,200	46	53	
1,200 to 2,400	40	47	
2,400 to 4,800	34	41	
Above 4,800	32	39	

2. Noise — M-2 District. In the M-2 Districts, the emission of noise from any individual operation or plant (other than the operation of motor vehicles and other transportation facilities) so as to create a public nuisance beyond property boundaries is prohibited.

3. Noise — M-3 District. The performance standards governing noise in M-2 Districts shall apply in M-3 Districts.

Section 14.3

Performance Standards

Smoke and Particulate Matter

Any use established in a Manufacturing District shall be so operated as to comply with the performance standards governing smoke and particulate matter set forth hereinafter for the district in which such use shall be located. No use already established on the effective date of this ordinance shall be so altered or modified as to conflict with, or further conflict with, the performance standards governing smoke and particulate matter established hereinafter for the district in which such use is located.

In addition to the performance standards specified hereinafter, the emission of smoke or particulate matter in such manner or quantity as to endanger or to be detrimental to the public health, safety, comfort, or welfare is hereby declared to be a public nuisance and shall henceforth be unlawful.

For the purpose of grading the density of smoke the Ringelmann Chart published and used by the United States Bureau of Mines shall be employed. The emission of smoke or particulate matter of a density greater than No. 3 on the Ringelmann Chart is prohibited at all times except as otherwise provided hereinafter.

The emission, from all sources within any lot area, of particulate matter containing more than ten per cent by weight of particles having a particle diameter larger than 44 microns is prohibited.

Dust and other types of air pollution, borne by the wind from such sources as storage areas, yards, roads and the like within lot boundaries, shall be kept to a minimum by appropriate landscaping, paving, oiling, fencing, or acceptable means. Emission of particulate matter from such sources in excess of the weight limitations specified hereinafter is prohibited.

1. Smoke — M-1 District

a. The emission of more than sixty smoke units per hour per stack is prohibited, including smoke of a density in excess of Ringelmann No. 2. However, during three one-hour periods in each 24-hour day, each stack may emit up to 72 smoke units when blowing soot or cleaning fires. Only during fire-cleaning periods, however, shall smoke of Ringelmann No. 3 be permitted, and then for not more than four minutes.

b. The rate of emission of particulate matter from all sources within the boundaries of any lot shall not exceed a net figure of one pound per acre of lot area during any one hour, after deducting from the gross hourly emission per acre the correction factors set forth in Tables 2, 3 and 4 below, for height, velocity and temperature of emission, respectively. Determination of the total net rate of emission of particulate matter within the boundaries of any lot shall be made as follows:

(1) Determine the maximum emission in pounds per hour from each source of emission and divide this figure by the number of acres of lot area, thereby obtaining the GROSS hourly rate of emission in pounds per acre.

(2) From each gross hourly rate of emission derived in (1) above, deduct the appropriate correction factor (interpolating as required) for height, velocity, and temperature of emission set forth in Tables 2, 3, and 4, thereby obtaining the NET rate of emission in pounds per acre per hour from each source of emission.

(3) Add together the individual net rates of emission derived in (2) above, to obtain the total NET rate of emission from all sources of emission within the boundaries of the lot. Such total shall not exceed one pound per acre of lot area during any one hour.

TABLE 2
ALLOWANCE FOR HEIGHT
OF EMISSION*

Height of Emission Above Grade (Feet)	Correction (Pounds per Hour per Acre)
50	0.01
100	0.06
150	0.10
200	0.16
300	0.30
400	0.50

*Interpolate for intermediate values not shown in table.

TABLE 3
ALLOWANCE FOR VELOCITY
OF EMISSION*

Exit Velocity (Feet per Second)	Correction (Pounds per Hour per Acre)
0	0
20	0.03
40	0.09
60	0.16
80	0.24
100	0.50

*Interpolate for intermediate values not shown in table

TABLE 4
ALLOWANCE FOR TEMP-
ERATURE OF EMISSION*

Temperature of Emission (Degrees Fahrenheit)	Correction (Pounds per Hour per Acre)
200	0.0
300	0.001
400	0.002
500	0.003
1,000	0.01
1,500	0.04
2,000	0.10

*Interpolate for intermediate values not shown in table

2. Smoke — M-2 Districts.

a. The emission of more than 76 smoke units per hour per stack is prohibited, including smoke of a density in excess of Ringelmann No. 2. However, during six one-hour periods in each 24-hour day each stack may emit up to 112 smoke units, blowing soot and for cleaning fires. During fire-cleaning periods only, smoke of a density of Ringelmann No. 3 shall be permitted and then not for more than six minutes per period.

b. The rate of emission of particulate matter from all sources within the boundaries of any lot shall not exceed a net figure of three pounds per acre of lot area during any one hour, after deducting from the gross hourly emission per acre the correction factors set forth in Tables 5, 6, and 7 below, for height, velocity, and temperature of emission respectively. Determination of the total net rate of emission of particulate matter within the boundaries of any lot shall be made as follows:

(1) Determine the maximum emission in pounds per hour from each source of emission and divide this figure by the number of acres of lot area, thereby obtaining the GROSS hourly rate of emission in pounds per acre.

(2) From each gross hourly rate of emission derived in (1) above, deduct the appropriate correction factor (interpolating when necessary) for height, velocity, and temperature of emission set forth in Tables 5, 6, and

7 which follow, thereby obtaining the NET rate of emission in pounds per acre per hour from each source of emission.

(3) Add together the individual NET rates of emission derived in (2) above, to obtain the total net rate of emission within the boundaries of the lot. Such total shall not exceed three pounds per acre during any one hour.

TABLE 5

ALLOWANCE FOR HEIGHT OF EMISSION*

Height of Emission Above Grade (Feet)	Correction (Pounds Per Hour per Acre)
50	0.
100	0.5
150	0.8
200	1.2
300	2.0
400	4.0

*Interpolate for intermediate values not shown in table.

TABLE 6

ALLOWANCE FOR VELOCITY OF EMISSION*

Exit Velocity (Feet per Second)	Correction (Pounds per Hour per Acre)
0	0
20	0.3
40	0.8
60	1.2
80	1.6
100	2.4

*Interpolate for intermediate values not shown in table.

TABLE 7

ALLOWANCE FOR TEMPERATURE OF EMISSION*

Temperature of Emission (Degrees Fahrenheit)	Correction (Pounds per Hour per Acre)
100	0
200	0
300	0.005
400	0.01
500	0.02
1,000	0.10
1,500	0.30
2,000	1.0

*Interpolate for intermediate values not shown in table.

3. Smoke — M-3 Districts.

In the M-3 Districts the emission of smoke and particulate matter shall not exceed those

which would result from operations in accordance with existing normal good operating practice and shall not be such as to be detrimental to or endanger the public health, safety, comfort or welfare or cause injury or damage to property or human beings.

Section 14.4

Performance Standards

Toxic or Noxious Matter

Any use established in a Manufacturing District shall be so operated as to comply with the performance standards governing emission of toxic or noxious matter set forth hereinafter for the district in which such use shall be located. No use shall for any period of time discharge, across the boundaries of the lot wherein it is located, toxic or noxious matter in such concentrations as to be detrimental to or endanger the public health, safety, comfort, or welfare, or cause injury or damage to property or business.

Section 14.5

Performance Standards

Odors

Any use established in a Manufacturing District shall be so operated as to comply with the performance standards governing odorous materials, set forth hereinafter for the district in which such use shall be located. No use already established on the effective date of this ordinance shall be so altered or modified as to conflict with, or further conflict with, the performance standards governing odorous materials established hereinafter for the district in which such use is located.

1. Odors — M-1 District. The emission of odorous matter in such quantities as to produce nuisance or hazard beyond lot lines is prohibited.

2. Odors — M-2 District. In the M-2 Districts the performance standards governing odors in the M-1 Districts shall apply.

3. Odors — M-3 District. In the M-3 Districts the performance standards governing odors in the M-1 Districts shall apply.

Section 14.6

Performance Standards

Fire and Explosion Hazard

Any use established in a Manufacturing District shall be so operated as to comply with the performance standards governing fire and explosive hazards set forth hereinafter for the district in which such use shall be located. No use already established on the effective date of this ordinance shall be so altered or modified as to conflict with, or further conflict with, the performance standards governing fire and explosive hazards established hereinafter for the district in which such use is located.

1. Fire — M-1 District

a. The storage, utilization, or manufacture of materials or products ranging from incombustible to moderate-burning, as determined by the Zoning Enforcing Officer, is permitted, subject to compliance with all other performance standards for the M-1 District.

b. The storage, utilization, or manufacture of materials, goods or products ranging from free, or active-burning to intense-burning, as determined by the Zoning Enforcing Officer, is permitted subject to compliance with all other performance standards for the M-1 District, and provided the following conditions are met:

(1) Said materials or products shall be stored, utilized, or produced within completely enclosed structures having fire resistive construction.

(2) All such structures shall be set back at least 40 feet from lot lines; or, in lieu thereof, all such structures shall be protected throughout by an automatic sprinkler system (or carbon dioxide system of equal protection) complying with installation standards prescribed by the National Fire Protection Association.

c. Manufacturing or processing of materials or products which produce flammable or explosive vapors or gases at ordinary weather temperatures shall not be

permitted, except when such materials are used in secondary processes or are required in emergency or stand-by equipment; but their storage for use as power or heating fuels shall be permitted if in conformity with standards prescribed by the National Fire Protection Association and with applicable requirements embodied in regulations promulgated by the State of Illinois Department of Public Safety.

2. Fire — M-2 District.

a. Within 40 feet of the lot boundary, storage, utilization, or manufacture of materials or products ranging from free to active burning, as determined by the Zoning Enforcing Officer, is permitted, subject to compliance with all other performance standards for the M-2 District and provided the following conditions are met:

(1) Such materials or products shall be stored, utilized, or produced within completely enclosed buildings or structures having fire-resistive construction.

(2) All such buildings or structures shall be protected throughout by an automatic sprinkler system (or a carbon dioxide system of equal protection), complying with installation standards prescribed by the National Fire Protection Association.

b. Manufacture or processing in which a major raw material, component, or product produces explosive vapors or gases under ordinary weather temperatures shall not be permitted in this district, except such materials as are used or required in emergency or stand-by equipment or in secondary processes auxiliary to the principal operation such as paint-spraying of finished products and comparable auxiliary operations; but their storage for distribution or for use as power or heating fuels shall be permitted if in conformity with standards prescribed by the National Fire Protection Association and with applicable requirements embodied in regulations promulgated by the State of Illinois Department of Public Safety.

3. Fire — M-3 District.

In the M-3 Districts the utilization or manufacture of materials or products which produce flammable or explosive vapors or gases under ordinary weather temperatures shall be permitted provided that:

a. The use and storage of such materials shall be in conformity with standards prescribed by the National Fire Protection Association and with applicable requirements embodied in the regulations promulgated by the State Department of Public Safety; and

b. No more than 200,000 gallons of such materials or products be stored or in process within 300 feet of an M-3 District boundary (excluding underground storage and excluding storage of finished products in original sealed containers).

Section 14.7 Performance Standards — Vibration

Any use established in a Manufacturing District shall be so operated as to comply with the performance standards governing vibration set forth hereinafter for the district in which such use shall be located. No use already established on the effective date of this ordinance shall be so altered or modified as to conflict with, or further conflict with, the performance standards governing vibration established hereinafter for the district in which such use is located.

1. Vibration — M-1 District.

In the M-1 District, any process or equipment which produces intense earth-shaking vibrations such as are created by heavy drop forges or heavy hydraulic surges shall be set back at least 500 feet from the property boundaries on all sides, except for a property line adjoining an M-2 or M-3 District where such setback shall not be mandatory. However, in no case shall such vibrations be allowed to create a public nuisance or hazard beyond the property boundaries.

2. Vibration — M-2 District.

In the M-2 District, the process or equipment which produces intense earth-shaking vibrations such as are created by heavy drop

forges or heavy hydraulic surges shall be set back at least 300 feet from the boundary of a residence or business district and at least 150 feet from the boundary of an M-1 District, unless such operation is controlled in such manner as to prevent transmission beyond property boundaries of earth-shaking vibrations perceptible without the aid of instruments.

3. Vibration — M-3 District.

In the M-3 District the performance standards governing vibration in the M-2 District shall apply.

Section 14.8 Performance Standards Glare or Heat

Any use established in a Manufacturing District shall be so operated as to comply with the performance standards governing glare or heat set forth hereinafter for the district in which such use shall be located. No use already established on the effective date of this ordinance shall be so altered or modified as to conflict with, or further conflict with, the performance standards governing glare or heat established hereinafter for the district in which such use is located.

1. Glare, Heat — M-1 District.

Any operation producing intense glare or heat shall be performed within completely enclosed building in such manner as not to create a public nuisance or hazard along lot lines.

2. Glare, Heat — M-2 District.

Any operation producing intense glare or heat shall be performed within an enclosure in such manner as not to create a public nuisance or hazard along lot lines.

3. Glare, Heat — M-3 District.

In the M-3 Districts the performance standard governing glare or heat in the M-2 District shall apply.

Section 14.9 Performance Standards Traffic, Off-Street Loading And Off-Street Parking

Any use permitted in a Manufacturing District shall be so operated as to comply with the per-

formance standards governing vehicular traffic, off-street loading, and off-street parking, set forth hereinafter for the district in which such use shall be located.

1. Traffic, Off-Street Loading and Off-Street Parking — M-1 District.

a. Regulations governing off-street loading in B-2 Districts shall apply; and no loading berth for vehicles over two ton capacity shall be closer than 100 feet to any Residence District unless completely enclosed by building walls not less than eight feet in height.

b. One off-street parking space shall be provided for each 1,000 square feet of gross floor area for manufacturing uses; one off-street parking space shall be provided for each 2,000 square feet of gross floor area for warehouse, storage and freight terminal uses. Regulations governing off-street parking in B-3 Districts shall apply for other uses.

2. Traffic, Off-Street Loading and Off-Street Parking — M-2 Districts.

a. Regulations governing off-street loading in the M-1 District shall apply.

b. Regulations governing off-street parking in the M-1 District shall apply.

3. Traffic, Off-Street Loading and Off-Street Parking — M-3 District.

In the M-3 Districts the performance standards governing traffic, off-street loading and off-street parking in the M-2 District shall apply.

Section 14.10

Performance Standards

Yard Requirements

Between each newly erected manufacturing building and the street upon which it faces there shall be provided a front yard, which shall be landscaped and kept clear of all structures and employee parking spaces; except signs conforming to requirements hereinafter set forth. There also shall be on every lot a rear yard not less than 40 feet in width. Except when a building abuts an

alley, or a railroad right-of-way, the rear yard requirement may be measured from a height not exceeding 20 feet from ground grade but shall not have a structure of more than one story beneath it.

The parking or storage of building, construction, and manufacturing machinery and equipment including trucks, shall not be permitted in any front yard or side yard adjoining a street.

1. Yards — M-1 District

a. Front yards in the M-1 Districts shall be not less than 40 feet.

b. The regulations for signs shall be the same as for B-1 Business Districts.

2. Yards — M-2 District

a. The regulations governing yards shall be the same as for the M-1 District.

b. The regulations governing signs shall be the same as for the B-1 District.

3. Yards — M-3 District.

In the M-3 Districts the regulations governing yards and signs in the M-2 District shall apply.

Section 14-11

Performance Standards

Floor Area Ratio

1. M-1 District.

The floor area ratio for the M-1 District shall not exceed 0.8

2. M-2 District.

The floor area ratio for the M-2 District shall not exceed 1.2

3. M-3 District.

The floor area ratio for the M-3 District shall not exceed 1.2

ARTICLE XV

SETBACK REGULATIONS

1. No building, structure, concrete or masonry wall, no fence which cannot be viewed through, or other improvement shall be erected or structurally altered so that any part thereof is nearer than 100 feet to the centerline of a State or Federal Highway Route, or nearer than 75 feet to the centerline of any State Aid Route. If there is conflict between setback regulations and the front yard regulations, the setback regulations shall govern.

2. This regulation shall not be interpreted to reduce the build-

able width or depth of a lot in single ownership subdivided and recorded by law at the time of the passage of this ordinance to less than 35 feet. In locations where the building line restrictions set forth herein will create an undue hardship or in locations wherein the majority of existing buildings are not in conformity with these restrictions, appeals may be made for a variation in which the setback regulations may be modified.

ARTICLE XVI ADMINISTRATION

The administration of this ordinance is hereby vested in the Zoning Enforcing Officer of the County and in the Zoning Board of Appeals.

Section 16.1

Zoning Enforcing Officer

In the performance of his duties the Zoning Enforcing Officer shall:

1. Examine and approve applications that conform with this ordinance and issue permits therefor within 10 days of receipt of application.

- a. It shall be the duty of the Zoning Enforcing Officer, prior to issuance of a permit by an officer, department or employee of the county, to examine and approve an application pertaining to use of land, buildings, or structures when the application conforms with the provisions of this ordinance. Applications pertaining to use of land, buildings, or structures in M-1, M-2 and M-3 Districts shall be accompanied by a certificate from an architect or mechanical engineer duly licensed by the State of Illinois or from a scientific research laboratory approved by the County Board certifying compliance with the performance standards set forth in this ordinance.

- b. The Zoning Enforcing Officer shall issue a permit except for signs permitted in Single Family Residence Districts, and collect a fee therefor.

2. Keep a record of all uses which do not conform with the use regulations of each district.

3. Conduct inspection of buildings, structures and uses of land

to determine compliance with terms of this ordinance.

4. Maintain permanent and current records of the zoning ordinance including, but not limited to all maps, amendments, and special uses, variation, appeals and applications therefor, and records of hearings thereon.

5. Receive, file and forward for action within ten days all applications for special variations and for amendments to this ordinance which may be filed initially in the County Building and the Zoning Office.

6. Provide such clerical and technical assistance as may be required by the Zoning Board in the exercise of its duties.

Section 16.2

Zoning Board of Appeals

1. Creation and Membership.

A Zoning Board of Appeals, hereinafter referred to by the term "Zoning Board," is hereby authorized to be established. Such Zoning Board shall consist of five members appointed by the Chairman and confirmed by the members of the County Board of Supervisors. The five members of the first Zoning Board appointed shall serve terms of one, two, three, four, and five years respectively. Thereafter, as terms expire, each appointment shall be for five years. Vacancies shall be filled by the Chairman of the County Board for the unexpired terms only, subject to confirmation by the County Board at the next meeting. The County Board shall have the power to remove any member of the Zoning Board for cause, after a public hearing, upon giving ten days notice thereof. Appointments to the Board shall be made so that at any time not more than one of the members will be resident within the limits of any one township.

2. Chairman and Meetings.

The Chairman of the County Board of Supervisors shall name one of the members of the Zoning Board as Chairman upon his appointment, and in case of vacancy shall name the Chairman. Regular meetings of the Zoning Board shall be held at such time and place within the County as the Zoning Board may determine.

Special meetings may be held at the call of the Chairman, or as determined by the Board. Such Chairman, or in his absence, the acting Chairman, may administer oaths and compel attendance of witnesses. All meetings of the Zoning Board shall be open to the public.

The Zoning Board shall keep minutes of its proceedings, showing the vote of each member upon every question, or if absent or failing to vote, indicating such facts, and shall also keep records of its examinations and other official actions. Every rule, regulation, every amendment or appeal thereof, and every order, requirement, decision or determination of the Zoning Board shall immediately be filed in the office of the Board and shall be a public record. Four members of the Zoning Board shall constitute a quorum and the concurring vote of four members of the Board shall be necessary to reverse any order, requirement, decision or determination of the Zoning Enforcing Officer in any matter upon which it is required to pass under this ordinance, or to effect any variation in this ordinance. In the performance of its duties the Zoning Board may incur such expenditures as shall be authorized by the County Board of Supervisors. The Zoning Board shall adopt its own rules of procedure not in conflict with the Statute or this ordinance.

Section 16.3 Appeals

1. Any person aggrieved or any officer, department, board, or bureau of the County may appeal to the Zoning board to review any order, requirement, decision or determination made by the Zoning Enforcing Officer.

2. Such appeal shall be made within 90 days from the date of the action appealed from, by filing with the Enforcing Officer and the Zoning Board, a notice of appeal specifying the grounds thereof. The Zoning Enforcing Officer shall forthwith transmit to the Zoning Board all papers constituting the record upon

which the action appealed from was taken.

3. An appeal stays all proceedings in furtherance of the action appealed from, unless the Zoning Enforcing Officer certifies to the Zoning Board, after the notice of appeal has been filed with him, that by reason of the facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Zoning Board, or by a court of record on application, on notice to the Zoning Enforcing Officer and on due cause shown.

4. The Zoning Board shall fix a reasonable time for hearing of the appeal and give due notice thereof to the parties and decide the same within a reasonable time. Upon hearing, any party may appear in person, by agent, or by attorney. The Zoning Board may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination as in its opinion ought to be made in the premises, and to that end shall have all the powers of the Zoning Enforcing Officer.

Section 16.4 Jurisdiction

1. The Zoning Board of Appeals shall hear and decide appeals from any order, requirement, decision or determination made by the Enforcing Officer. It shall also hear and decide all matters referred to it or upon which it is required to pass under this ordinance.

2. The Board may reverse or affirm wholly or partly or may modify or amend the order, requirement, decision or determination appealed from to the extent and in the manner that the Board may decide to be fitting and proper in the premises, and to that end the Board shall also have all the powers of the officer from whom the appeal is taken.

3. When a property owner shows that a strict application of the terms of this ordinance re-

lating to the use, construction, or alteration of buildings or structures, or to the use of land, imposes upon him practical difficulties or particular hardship, then the Board may make such variations of the strict application of the terms of this ordinance as are in harmony with its general purpose and intent when the Board is satisfied, under the evidence heard before it, that a granting of such variation will not merely serve as a convenience to the applicant, but is necessary to alleviate some demonstrable hardship so great as to warrant a variation in the following instances:

a. To permit the extension of a district where the boundary line of a district divides a lot in single ownership as shown of record.

b. To permit the reconstruction of a non-conforming building which has been destroyed or damaged to an extent of more than 50 per cent of its value, by fire or act of God, or the public enemy, where the Board shall find some compelling public necessity requiring a continuance of the non-conforming use, and in no case shall such a permit be issued if its primary function is to continue a monopoly.

c. To make a variance, by reason of an exceptional situation, surroundings, or conditions of a specific piece of property or by reason of exceptional narrowness, shallowness or shape of a specific piece of property of record, or by reason of exceptional topographical conditions, when the strict application of any provision of this ordinance would result in peculiar and exceptional practical difficulties or particular hardship upon the owner of such property and amount to a practical confiscation of property, as distinguished from a mere inconvenience to such owner; provided such relief can be granted without substantial detriment to the public good and without substantially impairing the general purpose and intent of the comprehensive plan as established by the regulations and provisions contained in this ordinance.

d. To interpret the provisions of the ordinance where the street layout actually on the ground varies from the street layout as shown on the district map fixing the several districts.

e. To waive the parking requirements in the business or industrial districts whenever the character or use of the building is such as to make unnecessary the full provision of parking facilities, or where such regulations would impose an unreasonable hardship upon the use of a lot, as contrasted with merely granting an advantage or a convenience.

f. To permit a building to be erected, reconstructed, altered or enlarged so that the building lines will extend beyond the distance specified in this ordinance into side yards or into front yards; provided that such variance may not be granted; (1) unless there is a building in the block which extends beyond the distance from the front street line specified in this ordinance, in which case the building line may be permitted to extend as near to the front street line as such non-conforming building, or (2) unless the lot is irregular in shape, topography or size, or (3) unless the street line of the lot is directly opposite the street line of a lot which is irregular in shape, topography or size.

4. Nothing herein contained shall be construed to give or grant to the Board the power or authority to alter or change the Zoning Ordinance or the District Map; such power and authority being reserved to the Board of Supervisors.

5. The Board of Appeals may impose such conditions and restrictions upon the use of the premises benefited by a variance as it may deem necessary.

Section 16.5 Notice

The Board shall make no such variation, except in a specified case, after an application for a permit has been made to the Zoning En-

forcing Officer and after duly advertised public hearing held by the Board as prescribed by Statute. The notice of hearing shall contain the address or location of the property for which the variation, or other ruling by the Board is sought, as well as a brief description of the nature of the appeal.

Section 16.6 Appeals to Court

All final administrative decisions of the Board of Appeals rendered under the terms of this ordinance shall be subject to judicial review pursuant to the provisions of the ADMINISTRATIVE REVIEW ACT approved May 8, 1945, and all amendments and modifications thereof, and the rules adopted pursuant thereto.

ARTICLE XVII
PERMITS

1. Applications for permits shall be made for all uses of the land and structures upon it, except as specifically exempt. Applications shall be filed in written form with the Zoning Enforcing Officer, shall state the legal description of the property; the name and address of the owner, the applicant, and the contractor; the estimated costs; and shall describe the uses to be established or expanded; and shall give such information as may be required by this ordinance for its proper enforcement.

All applications shall be accompanied by a dimensional drawing of the building plot showing the location of buildings and structures, lot areas to be used, auto parking areas, and water supply and sewage disposal facilities.

2. Concrete, stone, wood, masonry or other fences in a required front yard, exceeding 48 inches in height, and which cannot be viewed through, shall require permits. The Zoning Enforcing Officer shall require permits for any fences or other structures within the sight triangle established by the center of intersection and the two points 75 feet from it, each point being on the centerline of an intersecting road, and shall deny permits for those

which could obstruct vision in said sight triangle.

3. Each permit issued for a main building shall also cover any accessory structures or buildings constructed at the same time on the same premises, and such permit shall be posted in plain sight on the premises for which it is issued, until completion of construction or occupancy.

4. Any work or change in use authorized by permit but not substantially started within 90 days shall require a new permit. A permit shall be revoked by the Zoning Enforcing Officer when he shall find from personal inspection or from competent evidence that the rules or regulations under which it has been issued are being violated.

5. All applications and a copy of all permits issued shall be systematically filed and kept by the Zoning Enforcing Officer in his office for ready reference.

6. To partially defray expenses of administering the ordinance a fee shall be charged for each permit and collected by the Zoning Enforcing Officer who shall account for the same to the County of Whiteside. A fee of \$1.00 shall be charged for each permit plus an additional \$.50 for each \$500.00 of improvement or fraction thereof, except that the maximum fee for a permit shall be \$100.00. Fees for sign permits shall be determined according to size as follows:

Up to 50 feet	\$1.00
51' to 200'	2.50
201' to 500'	5.00
Over 500'	10.00

7. No permit shall be required for:

- a. Routine maintenance or repair of buildings, structures, or equipment such as repainting or re-roofing a building, relining a blast furnace, or re-ballasting a railroad track.
- b. Alterations of existing buildings costing less than \$300.00.
- c. Construction of a service connection to a municipally owned and operated utility.
- d. The erection, repair, or maintenance of any farm building,

farm dwelling, or farm structure.

ARTICLE XVIII

ENFORCEMENT & PENALTIES

1. This ordinance shall be administered and enforced by the County Zoning Enforcing Officer appointed by the Whiteside County Board of Supervisors.

2. Proper authorities of the County or any person affected may institute any appropriate action or proceedings against a violator as provided by statute.

3. Any persons, firms or corporations, or agents, employees or contractors of such, who violate, disobey, omit, neglect, or refuse to comply with or who resist enforcement of any of the provisions of this ordinance shall be subject to a fine of not more than \$200.00 or imprisonment for not more than six months, or both, for each offence, and each day a violation continues shall constitute a separate offense.

ARTICLE XIX

AMENDMENTS

1. The Board of Supervisors of Whiteside County may from time to time amend, supplement, or change by ordinance the boundaries of Districts or regulations herein established. Any amendment, supplement or change shall first be submitted to the Zoning Board of Appeals for its recommendations and report. No such ordinance shall be adopted until after a duly advertised public hearing held by the Zoning Board of Appeals, as described by Statute. A notice of hearing on an amendment to be held in each township affected, in addition to publications in a newspaper as required by law, shall be posted on the road or street frontage of property proposed to be reclassified, and shall be mailed to each municipality within one and one-half miles thereof 15 days in advance of the hearing. Within a reasonable time after the hearing the Zoning Board shall make a report to the County Board of Supervisors.

a. If the proposed amendment reclassifies the use district of an area of less than three acres; or

b. If the report of the Zoning

Board does not recommend passage of the proposed amendment; or

c. If a written protest against the proposed amendment is filed with the County Clerk, signed and acknowledged by 20 per cent of the property owners within 1000 feet; or

d. If the land affected by a proposed amendment lies within one and one-half miles of the limits of a zoned municipality and a written protest against the proposed amendment is passed by the City Council or President and Board of Trustees of the zoned municipality with the limits nearest adjacent, and filed with the County Clerk.

Then such amendment shall not be passed except by a favorable vote of at least three-fourths of all members of the County Board of Supervisors, otherwise a majority vote of these present shall govern.

2. Petitions by interested persons to re-zone or re-classify any property and the reasons in support thereof shall be filed with the Zoning Enforcing Officer, along with a fee of \$10.00 to partially defray the expense of investigation and consideration, which fee shall be collected by the Zoning Enforcing Officer, who shall account for the same to the County of Whiteside. The petition shall then be transmitted to the County Board of Supervisors, which shall then follow the procedure outlined in Article XIX (1) above.

ARTICLE XX

VALIDITY

If any article, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

ARTICLE XXI

INTERPRETATION, PURPOSES AND CONFLICTS

In interpreting and applying the provisions of this ordinance, they shall be held to be the minimum requirements for the pro-

motion of the public health, safety, morals, comfort and general welfare.

It is not intended by this ordinance to interfere with, abrogate or annul any easements, covenants, or other agreements between parties; provided, however, that wherever this ordinance imposes greater restrictions upon the use of buildings, structures or land, or requires more restrictive building lines, then the provision of this ordinance shall control.

ARTICLE XXII

CONFLICTING ORDINANCES

All ordinances, resolutions, or parts thereof in conflict with this ordinance are hereby repealed insofar as they conflict with the provision of this ordinance.

ARTICLE XXIII
SHORT TITLE

This ordinance shall be known and referred to as the Whiteside County Zoning Ordinance.

ARTICLE XXIV
EFFECTIVE DATE

This ordinance shall be in full force and effect July 15th, 1959.

PASSED AND ADOPTED THIS 8th DAY OF June 1959 BY THE BOARD OF SUPERVISORS OF WHITESIDE COUNTY.

Arthur A. James,
Chairman.

ATTEST:
Wm. Ottens,
Clerk.



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AMENDMENTS

to the

WHITESIDE COUNTY ZONING ORDINANCE

As Amended

On May 5, 1960

1. That the sub-paragraph entitled "Lot Area" appearing in Section 2.1 (Definitions) of Article II, be amended to read as follows:

LOT AREA. The area of a horizontal plane bounded by the vertical planes through front, side and rear lot lines, exclusive of all right-of-way or easement purposes.

2. That the sub-paragraph entitled "Use, Non-Conforming", appearing in Section 2.1 (Definitions) of Article II, be amended to read as follows:

USE, NON-CONFORMING. Any building or land lawfully occupied by a use at the time of passage of this ordinance or amendment thereto, which does not conform after the passage of this ordinance or amendment thereto with the use regulations of the district in which it is situated.

3. That Section 4.4 (Non-conforming Buildings, Structures, and Uses) of Article III be amended to read as follows:

It is necessary and consistent with the establishment of the zoning districts that non-conforming uses, buildings, and structures which substantially and adversely affect the orderly development and taxable value of other property in the district be regulated.

Any non-conforming use, building or structure which existed lawfully at the time of the adoption of this ordinance and which remains non-conforming, and any use, building, or structure which shall become non-conforming upon the adoption of this ordinance or of any subsequent amendments thereto, may be continued subject to the regulations which follow:

1. BUILDINGS AND STRUCTURES.

a. Ordinary repairs and alterations may be made to a non-conforming building or structure, provided that no structural alterations shall be made in or to the building or structure, all or substantially all of which is designed or intended for a use not permitted in the district in which it is located. For the purpose of this

section, repairs shall include the replacement of storage tanks where the safety of operation of the installation requires such replacement, and other replacements of or substitutions for machinery or equipment not involving structural alterations to the building or structure.

b. Any non-conforming building which is non-conforming as to bulk, all or substantially all of which is designed or intended for a use not permitted in the district in which it is located, shall not be added to or enlarged in any manner unless such additions and enlargements thereto are made to conform to all the regulations of the district in which it is located.

c. Any building or structure which does not conform to all of the regulations of the district in which it is located shall not be moved in whole or in part to any other location on the lot unless every portion of such moved structure, and the use thereof, are made to conform to all the regulations of the district in which it is located.

d. A building or structure, all or substantially all of which is designed or intended for a use which is not permitted in the district in which it is located, and which is destroyed by fire or other casualty or act of God to the extent that the cost of restoration to the condition in which it was before the occurrence shall exceed 50 per cent of the cost of restoration of the entire building new, shall not be restored and the use thereof shall conform to all the regulations of the district in which it is located.

In the event such damage or destruction is less than 50 per cent of the cost of restoration of the entire building new, no repairs or reconstruction shall be made unless such restoration is started within one year from the date of the partial destruction and is diligently prosecuted to completion.

e. A building, structure or portion thereof, all or substantially all of which is not per-

mitted in the district in which it is located and which is or hereafter becomes vacant and remains unoccupied or is not used for a continuous period of 12 months, shall not thereafter be occupied or used except by a use which conforms to the use regulations of the district in which it is located.

f. The non-conforming use of part of a building or structure, all or substantially all of which is designed or intended for a use not permitted in the district in which it is located, may be extended throughout the building or structure in which said use is presently located, but no changes or structural alterations shall be made unless such changes or structural alterations, and the use thereof, conform to all the regulations of the district in which the building or structure is located.

g. The non-conforming use of a building or structure all or substantially all of which is designed or intended for a use not permitted in the district in which it is located may be changed to a use permitted in the same district.

2. USE OF BUILDING. The lawfully existing non-conforming use of part or all of a building or structure, all or substantially all of which building or structure is designed or intended for a use which is permitted in the district in which it is located, may be continued subject to the following provisions:

a. The non-conforming use of part of a building or structure, all or substantially all of which building or structure is designed or intended for a use permitted in the district in which it is located, may be expanded or extended into any other portion of such building or structure, provided that such use shall not be expanded or extended into any addition or enlargement of such building or structure which addition or enlargement was erected after the effective date of this ordinance or any subsequent amendment thereto.

b. If a non-conforming use of a building or structure, all

or substantially all of which building or structure is designed or intended for a use permitted in the district in which it is located, is discontinued for a period of 12 consecutive months, it shall not be renewed; and any subsequent use of the building or structure shall conform to the use regulations of the district in which the premises are located.

c. No non-conforming use shall be changed to another non-conforming use when such non-conforming use is located in a building or structure all or substantially all of which building or structure is designed or intended for a permitted use.

3. USE OF LAND. The non-conforming use of land not involving a structure or building, or in connection with which any building or structure thereon is incidental or accessory to the principal use of the land, may be continued subject to the following provisions:

a. A non-conforming use of land shall not be expanded or extended beyond the area directly involved in the non-conforming use existing at the time it became non-conforming.

b. If the non-conforming use of land is discontinued for a period of 12 consecutive months, it shall not thereafter be renewed, and any subsequent use of the land shall conform to the regulations of the district in which the land is located.

c. The non-conforming use of land shall not be changed to any other use except to a use permitted in the district in which the land is located.

4. EXISTING LOTS. Any lot in a single ownership, which ownership was of record at the time of adoption of this ordinance, that does not meet the requirements of this ordinance as to area and lot width may be utilized for single-family residence purposes, provided it qualifies under all other regulations.

This ordinance shall not be interpreted to reduce the buildable width of a corner lot, or a corner and adjoining lot in single ownership, subdivided and recorded by law at the

time of the passage of this ordinance, to less than 30 feet.

4. Paragraph 2 of Section 4.5 (Accessory Buildings) of Article IV shall be amended to read as follows:

2. No accessory building, except for private garages, unless an integral part of the principal building and unless in accordance with requirements of accessory building for Special Uses, shall be erected, altered or moved within 10 feet of the nearest wall of the principal building, nor within the front and side yard requirements of the lot as set forth for the district; and within the rear yard requirements in residence districts an accessory building, including private garages, shall not be less than three feet from any property line except for specific requirements set forth elsewhere in this district.

5. That paragraph 1 of Section 4.11 (Public Sanitary Sewers and Water Supply) of Article IV, be amended to read as follows:

Within any planned development for single family residential use, a common system of sanitary sewers and domestic water supply shall be provided to serve all lots; unless the developer elects to use septic tanks and tile fields for sewage disposal, then a common source of domestic water supply shall be provided and lot area sizes required shall be as follows:

6500 sq. ft. if percolation rate is under 20 minutes per inch.

8500 sq. ft. if percolation rate is 20 to 40 minutes per inch.

10,000 sq. ft. if percolation rate is 40 to 60 minutes per inch.

If percolation rates are over 60 minutes per inch or individual private wells are provided, then one acre of land shall be required for all lots. The one acre required shall be exclusive of any ownership in a road right-of-way. On any lot or parcel of land subdivided and recorded in accordance with applicable regulations on the adoption date of this ordinance, there may be installed individual sewage treatment and water supply facilities.

6. That Section 5.2 (Permitted Uses) of Article V be amended to include an additional subparagraph entitled paragraph 28, to read as follows:

28. House trailers and Mobile Homes, provided that they have a ground floor area of at least 232 sq. ft.

7. That paragraph 2 of Section 5.7 (Off Street Parking Space) of Article V be amended to read as follows:

2. SIZE. A required off-street parking space shall be at least 20 feet in length and 9 feet in width, exclusive of access drives, ramps, columns or pedestrian aisles. Such space shall have a vertical clearance of at least seven feet.

8. That Section 7.3 (Area Regulations) of Article VII, be amended to read as follows:

1. LOT AREA PER DWELLING. There shall be provided a minimum of 10,000 sq. ft. of lot area for each dwelling.

2. LOT WIDTH. There shall be provided a lot width of not less than 90 feet.

3. FRONT YARDS. There shall be provided on every lot a front yard not less than 40 feet in depth.

4. SIDE YARDS. There shall be provided on every lot two side yards, each of which shall be at least ten feet wide, except that where a side yard adjoins a street it shall be at least 40 feet wide.

5. REAR YARDS. There shall be a rear yard not less than 30 feet in depth.

6. FLOOR AREA RATIO. Shall not exceed 0.3.

7. GROUND FLOOR AREA PER DWELLING. Same as for Agricultural District except that there shall be 1,000 sq. ft. for a one-story dwelling and 800 sq. ft. for dwellings having more than one story.

9. That Section 8.3 (Area Regulations) of Article VIII be amended to read as follows:

1. LOT AREA PER DWELLING. There shall be provided a minimum of 7,500 Sq. Ft. of lot area for each dwelling.

2. LOT WIDTH. There shall be provided a lot width of not less than 75 feet.

3. FRONT YARDS. There shall

- be provided on every lot a front yard of not less than 30 feet.
4. SIDE YARDS. There shall be provided on every lot two side yards, each of which shall be at least 5 feet in width, except that where a side yard adjoins a street, it shall be at least 30 feet wide.
5. REAR YARDS. There shall be provided a rear yard not less than 20 feet in depth.
6. FLOOR AREA RATIO. Shall not exceed 0.3.
7. GROUND FLOOR AREA PER DWELLING. Same as for Agricultural District except 780 sq. ft. for dwellings of one story or more.
10. That Section 9.3 (Area Regulations) of Article IX be amended to read as follows:
1. LOT AREA PER DWELLING. There shall be provided a minimum of 2500 sq. ft. of lot area for each trailer.
 2. LOT WIDTH. There shall be provided a lot width of not less than 30 feet.
 3. FRONT YARDS. There shall be provided a front yard not less than 10 feet.
 4. SIDE YARDS. There shall be provided two side yards each of which shall be at least 8 feet in width, except that trailers shall be at least 30 feet from a public street, and 10 feet from any property line.
 5. REAR YARDS. There shall be provided a rear yard of not less than 10 feet in depth.
 6. FLOOR AREA RATIO. Shall not exceed 0.3.
11. That Section 10.3 (Area Regulations) of Article X be amended to read as follows:
1. LOT AREA PER DWELLING. There shall be provided a minimum of 6,000 sq. ft. of lot area per dwelling.
 2. LOT WIDTH. There shall be provided a lot width of not less than 60 feet.
 3. FRONT YARDS. There shall be provided a front yard on every lot of not less than 25 feet in depth.
 4. SIDE YARDS. There shall be provided on every lot two side yards, each of which shall be at least 5 feet in width, except that where a side yard adjoins a street, it shall be at least

25 feet wide.

5. REAR YARDS. There shall be provided a rear yard of not less than 15 feet in depth.

6. FLOOR AREA RATIO. Shall not exceed 0.3.

7. GROUND FLOOR AREA PER DWELLING. Same as for Agricultural District, except that 600 sq. ft. shall be required for dwellings of one story or more.

12. That sub-paragraph 2 under the heading of M-2 DISTRICT of Section 14.2 (Permitted Uses) of Article XIV be amended to read as follows:

2. Any use permitted in M-1 Districts.

13. That Paragraph 1 of Article XV (Setback Regulations) be amended to read as follows:

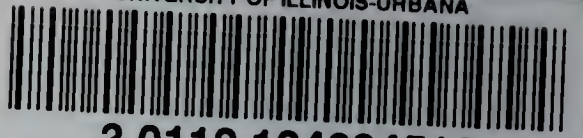
1. No building, structure, concrete or masonry wall, no fence which cannot be viewed through, or other improvement, except for signs in all Business or Manufacturing Districts, shall be erected or structurally altered so that any part thereof is nearer than 100 feet to the centerline of a State or Federal Highway Route, or nearer than 75 feet to the centerline of any State Aid Route. If there is a conflict between setback regulations and Front Yard regulations, the Setback regulations shall govern.

14. That Paragraph 6 of Article XVII (Permits) be amended to read as follows:

6. To partially defray the expenses of administering the ordinance, a fee shall be charged for each permit and collected by the Zoning Enforcing Officer, who shall account for the same to the County of Whiteside. A fee of \$1.00 shall be charged for each permit plus an additional \$.50 for each \$500.00 of improvements or fraction thereof, except that in the R-4 Trailer Court District the maximum fee shall be \$5.00 and that in all other Districts the maximum fee shall be \$100.00. Fees for sign permits shall be determined according to size as follows:

Up to 50 sq. ft.	\$1.00
51 to 200 sq. ft.	\$2.50
201 to 500 sq. ft.	\$5.00
Over 500 sq. ft.	\$10.00

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